



Chickerell Road | Weymouth | Dorset | DT4 0RD

**£295,000**

BEAUMONT  JONES



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Offered with no onward chain, we are delighted to offer a spacious four bedroom terraced family home offering a generous sized rear garden, garage and off road parking close to well-regarded schools. The property requires internal modernisation and would make an excellent first time purchase/upsizer. The accommodation includes four generous sized bedrooms, two reception rooms, kitchen, bathroom, front and rear gardens, side and rear access and external brick built storage sheds one of which houses a WC. Viewing is highly recommended to appreciate the size and scope.

- Spacious Four Bedroom Terraced House
- Garage & Off Road Parking
- Two Reception Rooms
- Perfect First Time Purchase/Upsizer
- Close to Well-Regarded Schools & Local Amenities
- In Need of Internal Modernisation
- Large Rear Garden
- External Brick Built Storage Sheds With A WC
- No Onward Chain

## Full Description

Access into the property can be found either from the front or rear of the property. Entrance into the property from the front is via a front aspect double glazed door leading into a spacious porch with dual aspect double glazed windows and a further double glazed door leads into a spacious hall. Stairs rise to the first floor, open under stairs storage plus a built-in under stairs storage cupboard and doors lead through to the ground floor accommodation. The generous sized living room has a front aspect double glazed window and a gas fire with a back boiler set within a marble hearth and wooden surround. The kitchen has eye and base level units with work





This spacious four bedroom home would make an excellent first time purchase/upsizer requiring internal modernisation.



surfaces over, space and plumbing for kitchen appliances, built-in cupboard housing the meters, rear aspect double glazed window, rear aspect double glazed door leading out onto the garden and a door leads through to the dining room. This room has great potential to create a kitchen/diner by knocking through (subject to all relevant checks), there is a rear aspect double glazed window overlooking the rear garden and plenty of space for a dining table and chairs.

The first floor offers a spacious landing area with loft access via a hatch, built-in airing cupboard and doors lead through to the four bedrooms and bathroom. The master bedroom is a generous sized double offering a built-in wardrobe and a front aspect double glazed window. Bedroom two is a further generous sized double with built-in sliding door wardrobes and a rear aspect double glazed window. Bedroom three is a double offering built-in storage and a rear aspect double glazed window. Bedroom four is a well-proportioned single with a double built-in wardrobe and two front aspect double glazed windows. The bathroom has a suite including a panel enclosed bath, wash hand basin, low level WC and a rear aspect double glazed window.

Outside boasts a large rear garden mainly laid to lawn with planted borders and shrubs. A centre path leads up to the detached garage and a block paved driveway providing off road parking for one car with wrought iron gates and a painted white line on the road in front of the driveway. The garage has an up and over door plus a side aspect double glazed door for easy access from the garden, power lighting and an inspection pit. There are two large brick built storage sheds, one of which has a WC. There is also a covered shared side access leading to the front of the property. The front garden is laid to lawn with planted borders and a shared front path leading to the front door.









The property is well positioned with St Augustine's & Conifers primary schools just moments away. Local amenities are close by as well as the town centre and harbour. The property sits within the catchment for Budmouth Academy making this the ideal family home.

Rating Authority: - Dorset (Weymouth & Portland) Council.  
Council Tax Band C. Services: - Mains gas, electric & drainage.

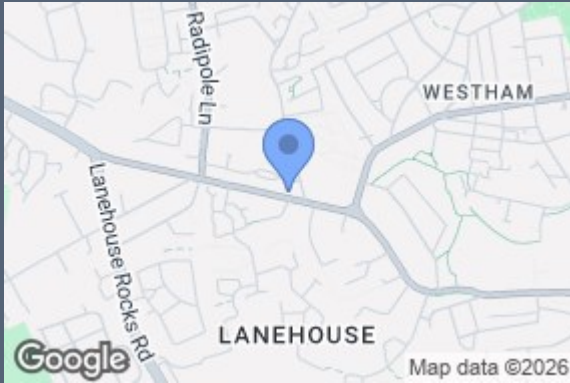
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Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

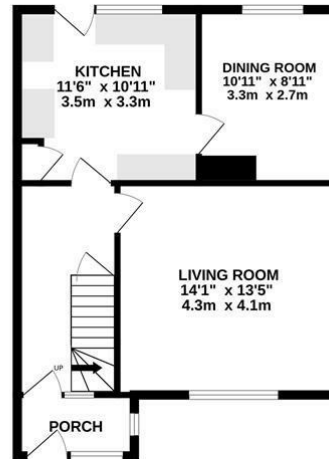


Offered with no onward chain, garage, off road parking and a large rear garden.

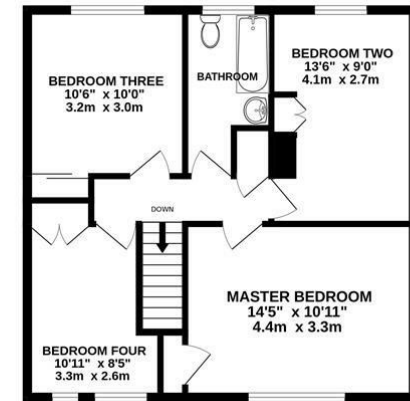




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



1ST FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 1356 sq.ft. (126.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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*We value more than your property*