



Instinct Guides You



Marshallsay Road, Weymouth, DT3 4BB
£325,000

- No Onward Chain
- Large Garage
- Driveway
- Kitchen/Diner
- Cul-De-Sac Location
- Chickerell



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Situated in the popular residential area of Chickerell, this three bedroom home is offered for sale with no onward chain and benefits from a spacious lounge, generous kitchen/diner, conservatory, large garage, driveway parking and an enclosed rear garden*. Conveniently positioned close to local amenities, schools and transport links, the property presents an excellent opportunity for families, first time buyers or those looking to upsize.

Stepping into the property, the entrance porch leads through into the hallway with stairs rising to the first floor. Positioned to the front and stretching the depth of the property is a generous lounge, providing an excellent living space with a large window allowing plenty of natural light to fill the room.

To the rear, the kitchen/diner forms the heart of the home and is fitted with a range of wall and base units with complementary work surfaces, with further space for oven and hob, together with space for additional appliances and family dining. Door opens through into the conservatory, creating a further reception area overlooking and providing direct access to the rear garden.

Rising to the first floor, the landing provides access to three bedrooms and the family shower room. The principal bedroom is a spacious double positioned to the rear of the property, with the second bedroom also offering comfortable double accommodation. The third bedroom being a single room is ideal as a child's bedroom, nursery, dressing room or home office. The shower room is fitted with a modern suite comprising a shower enclosure, wash hand basin and WC.

Externally, the rear garden is enclosed and designed for ease of maintenance, featuring artificial lawn together with patio seating areas, creating an ideal space for outdoor dining and entertaining. To the front, a driveway provides off road parking and leads to the attached garage.

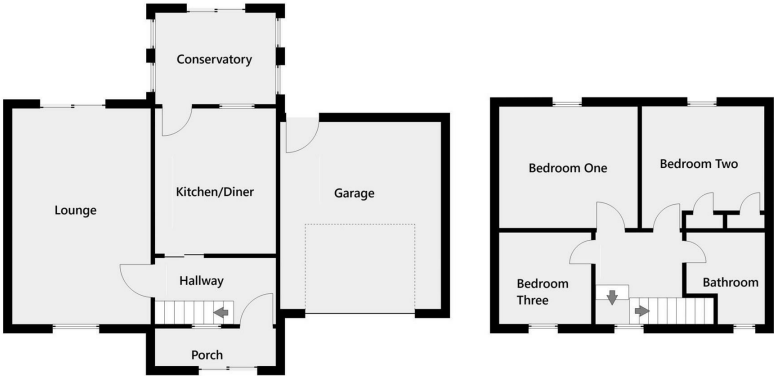
Situated within Chickerell, the property enjoys easy access to a range of everyday amenities, schools, nearby countryside walks and the Jurassic Coast, while Weymouth town centre and harbour are only a short drive away, making this an excellent home for a variety of purchasers.

- Lounge 19'4" x 12'5" (5.9 x 3.79)**
- Kitchen/Diner 13'0" x 10'10" (3.97 x 3.31)**
- Conservatory 11'11" x 8'2" (3.64 x 2.5)**
- Bedroom One 12'5" x 10'10" (3.79 x 3.32)**
- Bedroom Two 10'11" x 9'8" (3.35 x 2.95)**
- Bedroom Three 8'3" x 8'2" (2.52 x 2.5)**
- Garage 18'5" x 14'5" (5.63 x 4.4)**

Agents Note

Please note the rear of the property has a right of way across the far end of the garden going to the neighbouring house.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			72
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		27	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

