



## Chickerell Road Rodwell, Weymouth DT4 0BW

- Deceptively Spacious Mid Terraced Family Home
  - Light & Airy Lounge
  - Fitted Kitchen
- Gas Central Heating & Double Glazing
- Close To Local Shops & Amenities
- Two Double Bedrooms & Loft
  - Dining Room
- Large Bathroom with Bath & Independent Shower
- Gardens to the Front & Rear
  - Vendor Suited!

**£220,000 Freehold**



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

Entrance Porch

Entrance Hallway

Lounge

11'8" max x 12'1" max

Dining Room

14'12" max x 9'9" max

Kitchen

7'9" max x 10'7" max

Storage Room

### FIRST FLOOR

First Floor Landing

Bedroom One

14'9" max x 12'2" max

Bedroom Two

8'11" x 9'11"

Bathroom

7'7" x 8'4"

### SECOND FLOOR

Loft

13'1" max x 8'8" some head restriction

### OUTSIDE

Front Garden

Rear Garden

We are delighted to offer to the market this deceptively spacious mid-terrace family home boasting accommodation arranged over three floors with gardens to the front and rear. This property includes a lounge, dining room, fitted kitchen, two double bedrooms, spacious bathroom and second floor loft. The property is gas centrally heated and double glazed throughout. Viewings are highly advised to appreciate the size and accommodation on offer.

Access into the property is gained via an entrance porch with space for outdoor garments, into the hallway. From here, access is gained into the lounge and separate dining room with stairs ascending to the first floor. The front aspect lounge features a large bay window giving excellent natural light. The dining room is well proportioned with a rear aspect window overlooking the garden. From the dining area access can be gained to the kitchen, which houses a range of eye and base level storage units, with space for domestic appliances. A door at the rear of the room leads to a store room offering versatile space ideal for additional storage or further kitchen appliances.

The first floor landing hosts the property's two bedrooms and family bathroom. Bedroom one is an excellent size, spanning the whole width of the property with a large bay window. Bedroom two offers a rear aspect window overlooking the garden. The family bathroom is also a spacious room, with a

panelled bath, separate shower cubicle, wash hand basin and WC.

From the main bedroom a further staircase rises to the second floor where the property's loft is located. This is a fantastic space comprising dual aspect Velux windows.

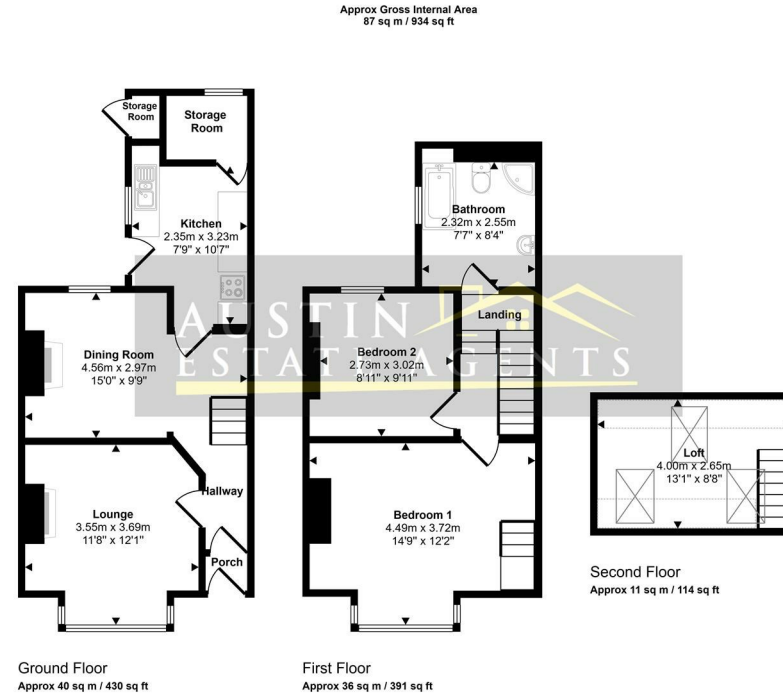
Externally, the rear garden offers a hardstanding area adjacent to the property with steps up to the remainder of the garden, laid to artificial grass. A lean to provides outside storage and a gate to the rear provides additional access.

Located within easy walking distance of Weymouth's picturesque inner harbour and town centre, offering easy access to local shops and amenities as well as regular and well serviced bus routes.

For further information, or to make an appointment to view this family home, please contact Austin Estate Agents.



Local Authority **Dorset Council**  
Council Tax Band **B**  
EPC Rating **D**



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.