



Instinct Guides You



Chickerell Road, Weymouth, DT3 4DG Offers In Excess Of £280,000

- Large Westerly Garden
- Off Road Parking
- Two Reception Rooms
- Some Views Of Fleet Lagoon
- Three Double Bedrooms
- Semi Detached Cottage
- Close To Amenities
- On a Bus Route



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Situated in the popular residential area of Chickerell, on the outskirts of Weymouth, this three double bedroom family home offers well proportioned accommodation, a conservatory, useful utility room, ground floor cloakroom, off road parking and a particularly generous westerly facing rear garden, together with glimpse towards the Fleet. Conveniently positioned for local shops, schools and amenities, the property also provides easy access to Weymouth town centre, picturesque harbour and award-winning beach.

The accommodation begins with an entrance porch leading into the hallway, with stairs rising to the first floor. The lounge is positioned at the front of the property and enjoys plenty of natural light from its large window, providing a comfortable space for relaxing. To the rear, the separate dining room offers ample space for a family dining table and leads directly into the conservatory, which enjoys views across the garden and provides a pleasant additional seating area with access outside.

The kitchen is positioned to the front of the property and is fitted with a range of wall and base units, work surfaces and space for appliances. A separate utility room provides additional storage and practical space for laundry facilities, whilst a ground floor cloakroom with WC adds further convenience.

Upstairs, the first floor landing provides access to three double bedrooms and the family bathroom. Bedroom one is a generously proportioned double room overlooking the rear garden, whilst bedroom two is another comfortable double bedroom positioned at the front. Bedroom three is also a double room, offering flexibility for family members, guests or use as a home office. The family bathroom is fitted with a bath, fitted shower cubicle, wash hand basin and WC.

Outside, a particular feature of the property is the large westerly facing rear garden, offering excellent potential for families and those who enjoy spending time outdoors. The garden incorporates paved seating areas, established trees and planting, together with a substantial lawn and useful garden outbuildings. Its generous proportions provide plenty of space for outdoor entertaining, gardening and recreation.

To the front, the property benefits from off road parking for small vehicles, completing this well proportioned family home in a convenient and established residential location.

- Lounge 12'8" x 9'9" (3.88 x 2.99)**
- Dining Room 12'2" x 9'7" (3.73 x 2.93)**
- Kitchen 12'9" x 10'8" (3.89 x 3.27)**
- Utility Room 9'4" x 5'7" (2.87 x 1.71)**
- Conservatory 9'8" x 8'4" (2.95 x 2.56)**
- Bedroom One 12'0" x 10'1" (3.68 x 3.09)**
- Bedroom Two 12'8" x 10'9" (3.88 x 3.3)**
- Bedroom Three 12'9" x 9'9" (3.89 x 2.98)**





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
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	

