



Aldabrand Close | Chickerell | Weymouth | DT3 4LW

**Offers Over £200,000**

BEAUMONT  JONES



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**Weymouth | DT3 4LW**  
**Offers Over £200,000**

Offered with no onward chain, we are delighted to offer a generous sized two bedroom end-of-terrace house situated within the popular area of Chickerell. This perfect first time purchase boasts a spacious enclosed rear garden, allocated off road parking for one vehicle, garage, separate kitchen, lounge/diner with door leading out onto the rear garden, two bedrooms and a bathroom suite.

- Offered With No Onward Chain
- Large Rear Garden
- Sought After Location
- Perfect First Time Purchase
- Two Bedrooms & Gas Central Heating
- Private Garage With Off Road Parking
- End Of Terrace House On A Large Plot
- In Need Of Moderate Modernisation

### Full Description

Entrance into the property is via a front aspect door leading into a warm and welcoming hall with doors leading through to the principal rooms. The fitted kitchen comprises eye and base level units with work surfaces over, electric oven with four ring electric hob, fridge/freezer, washing machine and a front aspect double glazed window. The lounge/diner has a rear aspect double glazed patio door leading out onto the garden, rear aspect window and plenty of space for furniture and a





Perfect for first time buyers, this two bedroom end of terrace house oozes with potential.



dining table and chairs. A gas fireplace is the focal point of this room and adds charm and character to this light and airy room.

The first floor offers a landing area with loft access via a hatch and doors lead through to the two bedrooms and bathroom. Bedroom one is a generous sized double with rear aspect double glazed windows and plenty of space for furniture and a large bed. Bedroom two has a front aspect double glazed window. The bathroom has a suite comprising a panel enclosed bath with shower attachment over, low level WC, wash hand basin and a front aspect double glazed window. The airing cupboard houses the combination boiler and offer plenty of storage.

Outside boasts an enclosed fenced garden laid to patio and lawn and with gated rear and front access leading out onto the car parking and garage. The garden is mature with an array of shrubs and hedging. There is off road parking for one vehicle within the car park in front of the generous sized single garage. The front garden offers additional green space which is low maintenance with mature trees and shrubbery.

Located within Chickerell, a peaceful coastal small town located next to the Fleet, the largest natural inlet of sea water in England. Chickerell itself has a local shop just moments away, two public houses, a restaurant, chemist, and post office. Nearby







supermarket and industry shopping units include fast food and coffee shop units. There are great schools close by including primary and secondary making this a perfect family home with great living space.

Rating Authority: - Dorset (West Dorset) Council.  
Council Tax Band B. Services: - Gas central heating, mains electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

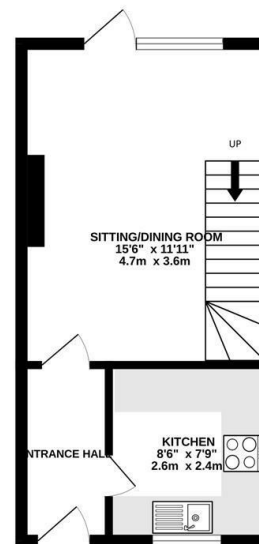
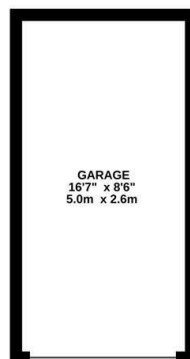
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The rear and side garden offers plenty of space to enjoy dining alfresco and offers the potential for extending the house.

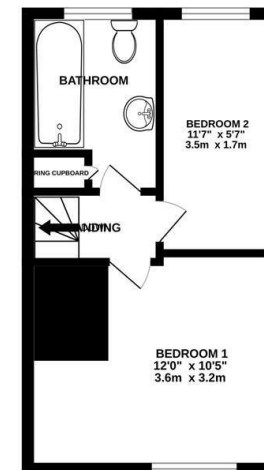


| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | <b>71</b>                  | <b>71</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<br>2002/91/EC |           |

GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR  
247 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA: 670 sq.ft. (62.3 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*

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