



AUSTIN
ESTATE AGENTS

Maskew Close

Chickerell

Weymouth

Dorset

DT3 4NL

Offers in Excess of £300,000

SUMMARY

- End Terrace Family Home
- Three Bedrooms
- Spacious Lounge
- Modern Fitted Kitchen / Diner
- Ground Floor Cloakroom
- Modern Family Bathroom
- Gas Central Heating
- Front & Rear Gardens
- Driveway & Garage
- No Onward Chain





SUMMARY OF ACCOMMODATION

Entrance Lobby

Lounge 14' 9" x 14' 5" (4.50m x 4.40m)

Kitchen / Diner 14' 9" x 9' 6" (4.50m x 2.90m)

Ground Floor Cloakroom

FIRST FLOOR

First Floor Landing

Bedroom One 11' 2" x 9' 6" (3.40m x 2.90m)

Bedroom Two 11' 2" x 8' 2" (3.40m x 2.50m)

Bedroom Three 8' 2" x 6' 3" (2.50m x 1.90m)

Bathroom

OUTSIDE

Front Garden

Driveway

Garage 16' 5" x 8' 2" (5.00m x 2.50m)

Rear Garden

THE PROPERTY

Austin Estate Agents are delighted to offer for sale this well-presented, end of terrace family home in the ever-popular village of Chickerell. The property enjoys a spacious lounge, modern kitchen / diner, ground floor cloakroom, three bedrooms and family bathroom with double glazing and gas central heating throughout. Outside the property features gardens to the front and rear with a driveway and an attached garage.

From the entrance lobby, the spacious lounge boasts a large double glazed window to the front, providing an abundance of natural light. At the rear of the room stairs ascend to the first floor and a doorway naturally flows to the kitchen / diner. The kitchen area features a range of contemporary wall and base units enhanced with integral four-ring gas hob, stainless steel extractor canopy, eye level electric oven and dishwasher. There is space and plumbing for a washing machine and fridge freezer. The dining area has ample space for a family dining table and chairs with French doors overlooking and leading to the rear garden. Completing the accommodation on the ground floor is a ground floor cloakroom accessed from the entrance lobby.

On the first floor, the landing hosts doors to the three bedrooms and family bathroom. The main bedroom is of rear aspect with a double glazed window overlooking the rear garden and further benefits from a built in wardrobe. Bedrooms two and three are both front aspect rooms. All of the bedrooms are tastefully decorated. The family bathroom is contemporary in design and comprises a panelled bath with shower overhead, a vanity wash hand basin and concealed WC.

Externally, the property is situated in a quiet cul-de-sac location and offers a lawned garden to the front with a driveway to the side, providing off-road parking and leading to an attached garage. The rear garden is an attractive, westerly facing, area and offers a sizeable patio area adjacent to the property, ideal for alfresco entertaining. The remainder of the garden is laid to lawn with pleasantly planted shingle borders. Located in a family friendly area, the property is a short walk from the local primary school.

Chickerell is well-served by a village shop, medical practice, library, schools and two public houses. Regular bus services allow for easy travel in to Weymouth and beyond. The Fleet, part of Dorset's Area of Outstanding Natural Beauty, is a short drive away.

For more information, please contact Austin Estate Agents.

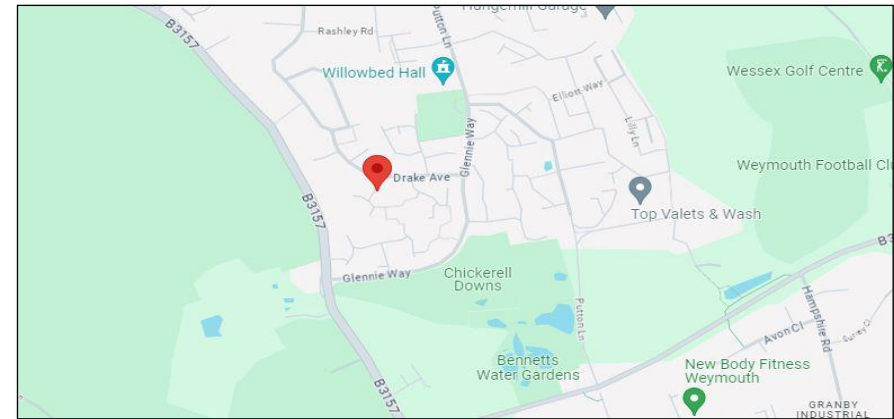




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: C TENURE: Freehold

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MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.