



AUSTIN 
ESTATE AGENTS

Chickerell Road

Rodwell

Weymouth

Dorset

DT4 8HX

Offers in Excess of £280,000

SUMMARY

- Spacious Terraced Property
- Three Double Bedrooms
- Two Separate Reception Rooms
- Modern Fitted Kitchen
- Modern Shower Room
- Double Glazing
- Gas Central Heating
- Southerly Facing Rear Garden
- Within Walking Distance of the Inner Harbour
- Close to Local Shops & Amenities





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge 12' 2" x 11' 10" (3.70m x 3.60m)

Dining Room 10' 10" x 9' 8" (3.30m x 2.95m)

Kitchen 18' 3" x 8' 2" (5.55m x 2.50m)

FIRST FLOOR

First Floor Landing

Bedroom One 13' 2" x 11' 1" (4.01m x 3.38m)

Shower Room 10' 10" x 9' 8" (3.30m x 2.95m)

SECOND FLOOR

Second Floor Landing

Bedroom Two 14' 9" x 12' 8" (4.50m x 3.85m)

Bedroom Three 12' 4" x 9' 4" (3.75m x 2.85m)

OUTSIDE

Rear Garden



THE PROPERTY

We are delighted to offer for sale this deceptively spacious three double bedroom house with accommodation set over three floors including a lounge, dining room, modern fitted kitchen, three double bedrooms and contemporary shower room. Outside the property further benefits from a large southerly aspect garden. Situated within easy walking distance of the picturesque inner harbour and Weymouth Town Centre, this spacious residence is ideally situated as a family home or investment property.

On the ground floor, the impressive reception hallway features attractive stairs ascending to the first floor with doors to the lounge, dining room and kitchen. The lounge is found at the front of the property with two double glazed windows allowing for plentiful natural light. The separate dining room is a bright and cheery room with a rear aspect double glazed window overlooking the rear garden. At the rear of the property, the kitchen is fitted with a good range of modern eye level and base units with space for domestic appliances as well as a breakfast bar area, ideal for the morning coffee. Dual aspect windows enjoy a pleasant outlook over the rear garden.

The first floor landing is a generous size with doors leading to bedroom one, shower room and storage cupboard with stairs ascending to the second floor. Bedroom one is a large double, spanning the width of the property, boasting a large bay window to the front aspect as well as fitted wardrobes along one wall. The shower room is a generously sized room with a modern suite comprising a double width shower cubicle with mains shower, pedestal wash hand basin and WC.

Two further bedrooms are accessed from the second floor landing. Bedroom two is situated to the front and bedroom three to the rear. Both rooms are doubles with elevated views over the surrounding area.

One of the selling points of this property is the rear garden, which has a southerly aspect and is a gardener's delight with seating areas throughout the garden and mature plants, shrubs and trees.

The property is situated in a central position close to Weymouth Town Centre with its many restaurants, bars, shops and theatre. Local shops and amenities are very close to hand including Asda superstore. The picturesque inner and old harbours are a short stroll away.

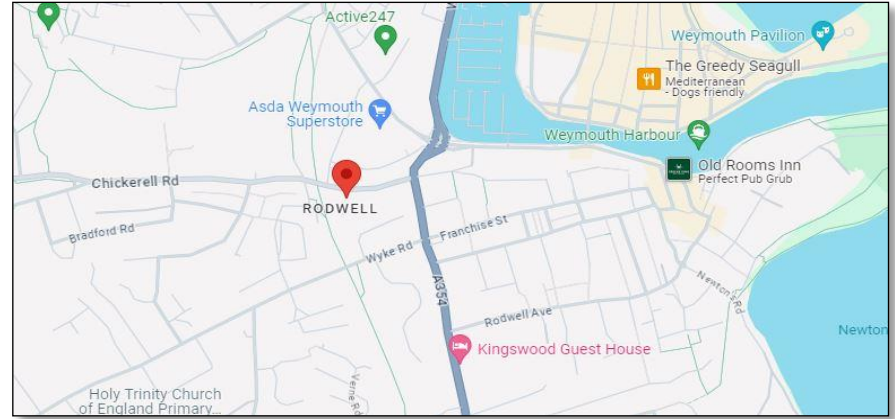
For further information, or to make an appointment to view this spacious property, please contact Austin Estate Agents.



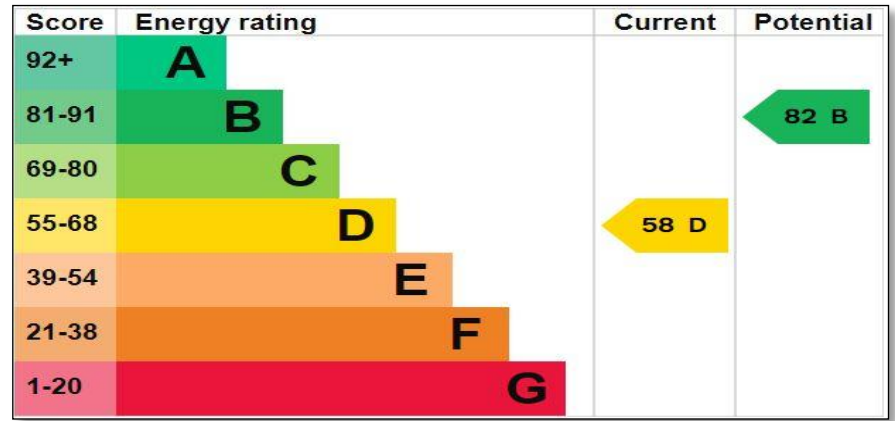
FLOORPLAN:



LOCATION:



EPC:



COUNCIL TAX RATING: B TENURE: Freehold

Austin Estate Agents 115 Dorchester Road, Weymouth, Dorset, DT4 7JY Phone: 01305 858470 www.austinpropertyservices.co.uk

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.