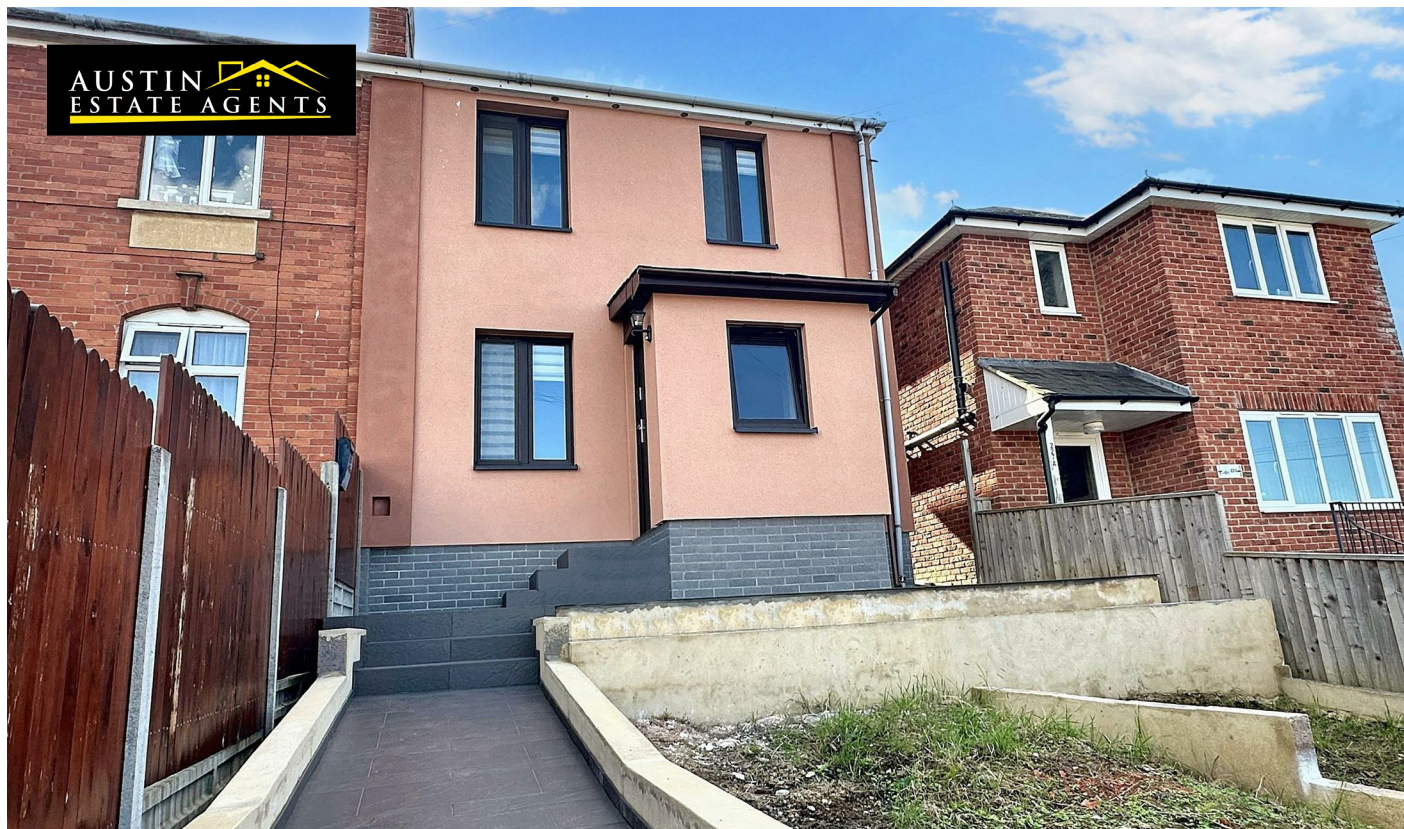




Chickerell Road

Rodwell, Weymouth DT4 0BS

- Superb Semi Detached Home
 - Two Double Bedrooms
 - Luxury Fitted Bathroom
- Double Glazing & Gas Central Heating
 - Brick Built Stores / Sheds
- Immaculately Refurbished Throughout
 - Modern Fitted Kitchen
 - Spacious Lounge / Diner
 - Front & Rear Gardens
 - No Onward Chain

Guide Price £250,000 Freehold





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch

5'7" x 4'5"

Entrance Hallway

Lounge Area

10'6" x 10'11"

Dining Area

8'11" min x 11'10"

Kitchen

7'10" max x 11'9" max

FIRST FLOOR

First Floor Landing

Bedroom One

11'9" min x 10'10"

Bedroom Two

9'5" x 12'0"

Bathroom

5'11" min x 8'4" max)

OUTSIDE

Front Garden

Rear Garden

Offered for sale with no onward chain, this characterful semi-detached home has been extensively refurbished by the current owners and is immaculately presented throughout. Situated in the popular residential area of Westham, close to local shops and amenities, the property must be viewed to fully appreciate its condition and features.

The accommodation is accessed via an entrance porch, ideal for coats and shoes, leading into a welcoming hallway with attractive flooring that continues through the ground floor and glazed doors to all rooms. The spacious lounge/diner enjoys excellent natural light and features double-glazed French doors opening onto the rear garden. A stone feature wall with wood-burning stove provides a cosy focal point. The kitchen is fitted with a range of contemporary wall and base units, integrated gas hob and double oven, with space for additional appliances, plus a window and door to the garden.

To the first floor, the landing provides access to two well-proportioned double bedrooms, with the main bedroom benefitting from built-in fitted wardrobes. The family bathroom has a luxury feel, comprising a corner bath with shower mixer tap, wall-mounted WC, pedestal wash hand basin, fitted storage cupboards and complementary tiling to walls and floor.

Externally, the front garden is attractively tiered with paved steps leading to the entrance. Side access leads to the fully enclosed rear garden, which is mainly laid to lawn with a patio seating area

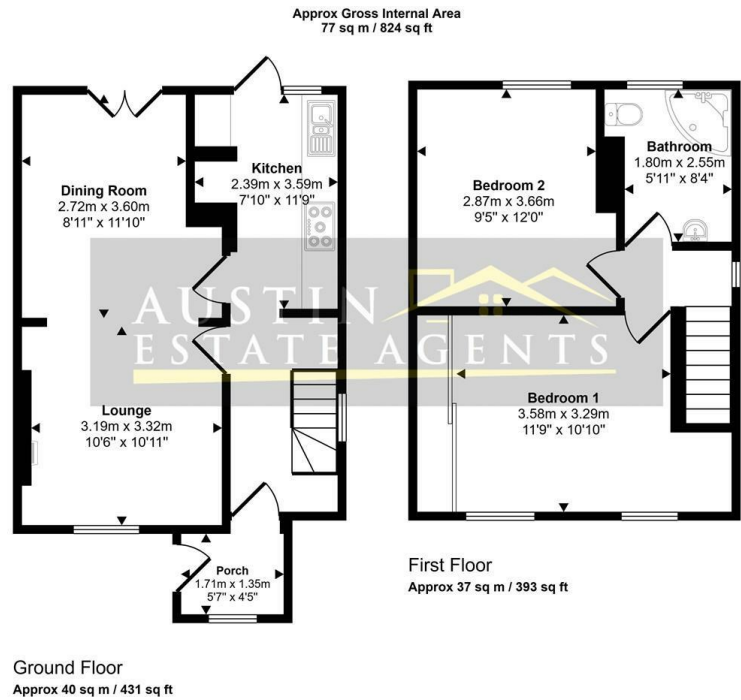
adjacent to the kitchen and dining space. The property further benefits from two brick-built stores/sheds and a large workshop at the rear with power.

The location offers easy access to local shops, pubs, leisure facilities and schools, with the town centre approximately one mile away providing a mainline railway station with direct services to London and Bristol, as well as the seafront, harbour and Brewers Quay.

For further information or to arrange a viewing, please contact Austin Estate Agents.



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



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.