



Instinct Guides You



## Alexandra Road, Charlestown, Weymouth £300,000

- No Onward Chain
- Modern Detached House
- Driveway
- Open Plan Kitchen/Diner
- Close To Bus Route
- Short Walk To Amenities
- Three Bedrooms
- Cloakroom



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Offered with NO ONWARD CHAIN Chesil House is a three bedroom MODERN DETACHED home boasting a DRIVEWAY, rear garden and well presented interiors. The property benefits from a spacious open plan kitchen dining room, a separate lounge, three bedrooms, cloakroom and contemporary bathroom, within easy reach of local amenities, a bus route and the coast.

The property is approached via a driveway leading to the front entrance. Inside, a central hallway provides access to the ground floor rooms and a cloakroom. The sitting room is positioned to the front and has ample space for furniture. To the rear, the kitchen dining room spans the width of the property, fitted with a range of units, integrated appliances and space for dining, with direct access to the garden.

Upstairs, the landing leads to three bedrooms. The main bedroom is a comfortable double with space for additional furnishings. Bedroom two is another generous double, whilst bedroom three is a single room. The family bathroom is fitted with a bath, separate shower, wash basin and toilet, finished in a modern style.

The garden is enclosed and laid mainly to lawn with a paved seating area ideal for outside entertainment, a shed provides added storage. To the front a driveway creates off street parking.



## Room Dimensions

**Kitchen/Diner 19'9" max x 12'0" max (6.04m max x 3.68m max)**

**Lounge 12'0" x 10'9" (3.68m x 3.3m )**

**Bedroom One 12'0" x 10'9" (3.68m x 3.29m )**

**Bedroom Two 12'0" x 9'3" (3.68m x 2.84m )**

**Bedroom Three 8'4" max x 8'8" max (2.55m max x 2.65m max)**

**Bathroom**

**W/C**



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>		
(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 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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