



Instinct Guides You



## North Square, Chickerell, Weymouth £390,000

- No Onward Chain
- Garage & Driveway Parking
- North Square - Heart Of Old Chickerell
- Full Of Period Charm
- Reputedly Built Circa 1780
- Four Bedrooms - Two Reception Rooms
- Family Bathroom + Cloakroom
- Westerly Aspect Garden



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With GARAGE, an EXTENDED four bedroom period home with accommodation over three floors nestled in the Heart of Chickerell Village conservation area. The property boasts generous proportions throughout, attractive far reaching views & Westerly aspect garden.

Built circa 1788 this attractive Georgian family home retains much of its original charm & has a mature westerly aspect cottage garden with a garage tucked away to one side and parking for two vehicles.

Upon entering the property enjoys pleasant symmetry. The living room is on the right hand side and is large enough for ample furniture and enjoys pleasant views into the garden. Adjacent the dining rooms offers a versatile second reception room that leads seamlessly into the kitchen extension.

The large, country–style, family kitchen provides another social space with room for a dining table & enjoys pleasant views into the garden. The extension continues to a practical utility room and cloakroom that finishes the ground floor accommodation.

Ascending to the first floor there are two bedrooms and the family bathroom. Bedroom One is a generous double room, with bedroom two accommodating a double bed but offers versatility in the use of a home office or nursery. The family bathroom comprises a bath with shower over, wash hand basin and w.c set against contemporary tiling.

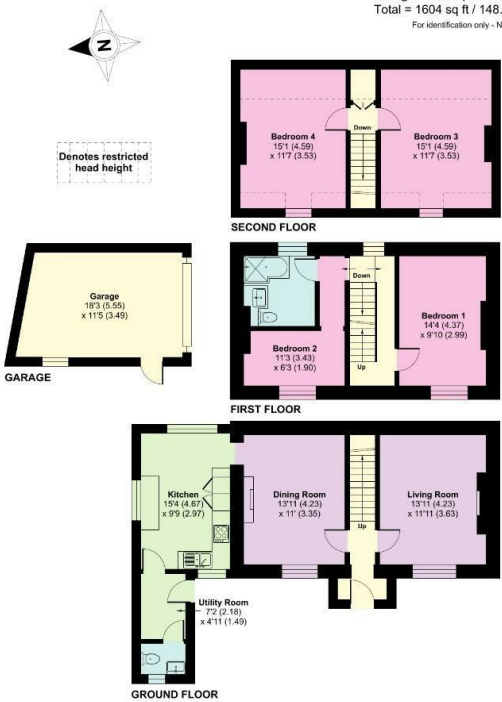
Rising to the top floor there are an additional two double bedrooms and storage. Both bedrooms enjoy far reaching views over the quaint rooftops of North Square including the Church Spire.

The garden enjoys a beautiful westerly aspect and enjoys lawns with of green borders of mature trees and flowering shrubs.



North Square, Chickerell, Weymouth, DT3

Approximate Area = 1289 sq ft / 119.7 sq m  
Limited Use Area(s) = 119 sq ft / 11 sq m  
Garage = 196 sq ft / 18.2 sq m  
Total = 1604 sq ft / 148.9 sq m  
For identification only - Not to scale



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

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.