



Instinct Guides You



Marshallsay Road, Chickerell, Weymouth £300,000

- Off Road Parking
- Three Bedrooms
- Chickerell
- Modern Kitchen
- Generous Dual Aspect Lounge Diner
- Close To Amenities & Bus Route



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Situated within Chickerell, close to local shops, schools and amenities, this home offers well proportioned accommodation, OFF-ROAD PARKING for three cars and a generous rear garden. The property includes three bedrooms, a modern kitchen, ground floor cloakroom and first floor bathroom, with bright interiors and a practical layout suited to everyday living in a well connected residential area near Weymouth.

The entrance opens into a central hall with stairs rising to the first floor and access to the principal ground floor rooms. To the left sits a spacious lounge and dining room extending the depth of the property, with windows to the front and rear allowing for good natural light. The room provides ample space for seating and dining furniture.

To the rear of the hall is the kitchen, fitted with a range of modern units with worktops and integrated cooking appliances, along with space for additional white goods. A door from the kitchen leads directly out to the rear garden. Also located on the ground floor is a separate cloakroom with WC.

Upstairs, the landing provides access to three bedrooms and the family bathroom. The main bedroom is positioned at the front of the house and benefits from fitted wardrobes. A second double bedroom overlooks the rear garden, while the third bedroom offers a smaller room suitable for a single bedroom, nursery or study. The bathroom is fitted with a bath and separate shower enclosure along with wash basin and WC.

Outside, the rear garden is mainly laid to lawn with a paved path leading from the house towards the rear boundary. The space is enclosed and includes a seating area and mature planting, providing an outdoor area for relaxation and general use. The front of the property provides off road parking.



Room Dimensions

Lounge/Diner 19'3" < 16'11" x 12'4" < 8'9" (5.88m < 5.16m x 3.78m < 2.69m)

Kitchen 16'4" < 8'7" x 10'7" < 7'2" (4.98m < 2.64m x 3.25m < 2.20m)

Bedroom One 12'4" x 10'3" (3.76m x 3.14m)

Bedroom Two 8'7" < 5'4" x 14'11" < 7'4" (2.62m < 1.64m x 4.56m < 2.25m)

Bedroom Three 5'10" x 5'4" (1.80m x 1.64m)

Bathroom 10'0" max x 7'6" max (3.06m max x 2.30m max)

W/C 5'6" x 2'5" (1.69m x 0.75m)



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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