



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) 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		

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.