



71 Chafeys Avenue
Weymouth, DT4 0EJ

Asking Price £375,000 Freehold



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A spacious three bedroom detached bungalow located in this desirable residential position at Southhill. The property has a fitted kitchen and bathroom, gas central heating, UPVC double glazed windows, good off road parking to the front, and attractive front and rear gardens with a covered rear patio and a good size summer house. The property is being sold with vacant possession and no forward chain.

ENTRANCE PORCH

Window to side, and meter cupboard.

HALLWAY

Laminate flooring, and door to garden.

LIVING ROOM

20'4" x 14'1" maximum measurement (6.20m x 4.30m maximum measurement)

Double aspect room, and patio doors to garden.

KITCHEN

11'5" x 8'2" (3.50m x 2.50m)

Window to rear, range of base and wall units, one and a quarter bowl sink with mixer tap, tiled splash backs, wall mounted 'Vaillant' boiler, space for cooker space for fridge freezer and heated towel rail.

UTILITY ROOM

4'11" x 4'7" (1.50m x 1.40m)

Tiled flooring, storage cupboards, plumbing for washing machine and extractor fan.

BEDROOM ONE

13'9" x 11'1" (4.20m x 3.40m)

Window to front, and panel radiator.

BEDROOM TWO

9'10" x 8'6" (3m x 2.60m)

Window to front, and panel radiator.

BEDROOM THREE

15'8" x 6'10" (4.80m x 2.10m)

Double aspect room, panel radiator and electric cupboard.

BATHROOM

Window to side, white suite comprising of a panel bath with mixer and hand shower, additional wall mounted shower and screen, wash hand basin, low level WC, tiled walls, and heated towel rail.





OUTSIDE

To the front there is an attractive lawn area with mature shrubs, and a block brick paved generous size driveway, outside tap and side access to the rear garden, where there is a covered patio area, lawn mature shrubs and trees, a generous size summer house and outside tap.

COUNCIL TAX

Band C

OTHER INFORMATION

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 11 mbps

Superfast 66 mbps

Ultrafast 1800 mbps

Any Flood Risk?

Rivers & Seas Very Low

Surface Water Very Low

Services

The property is supplied with mains gas, electricity and water, and mains drainage.



LEGAL DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Floor Plan

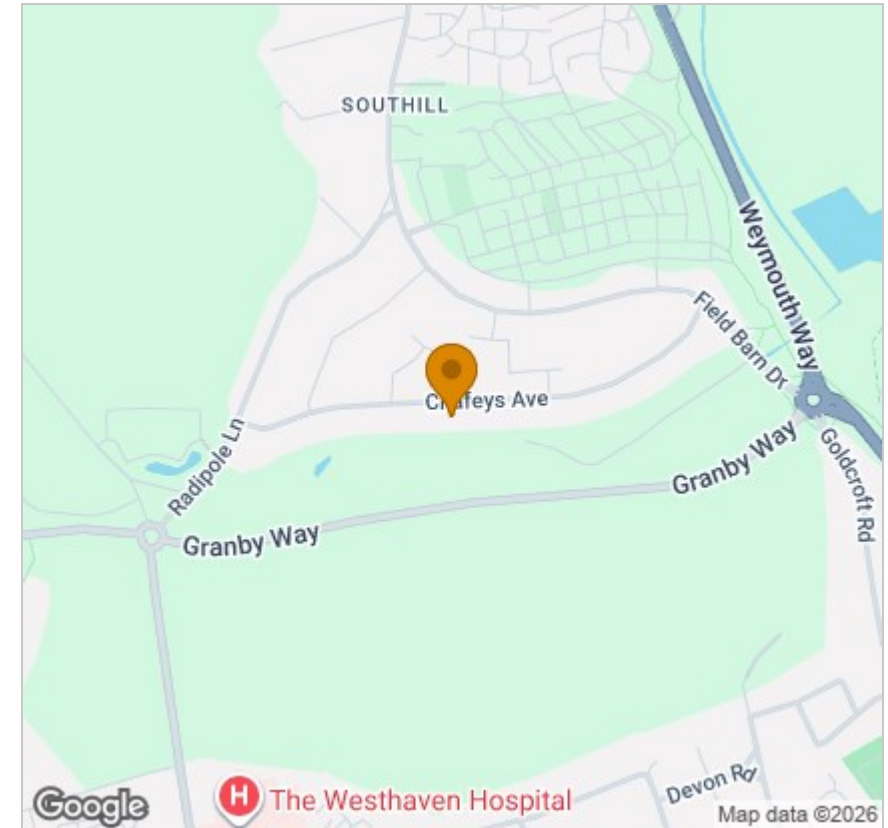


Viewing

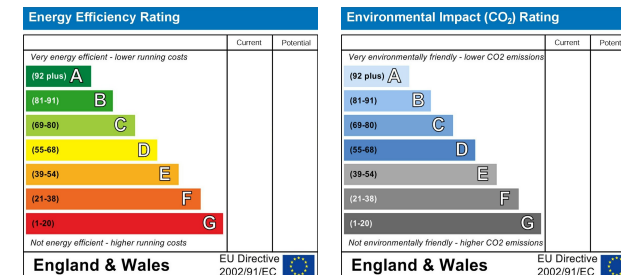
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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