



12 Rolfe Crescent

Chickerell Weymouth, DT3 4LY

**Asking Price £325,000 Freehold**



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A delightful two-bedroom detached bungalow in the sought-after residential area of Chickerell, built in 1995. Located in a quiet cul de sac with low-maintenance front and rear gardens, a driveway for 2 cars and garage. The property is gas centrally heated and double glazed throughout and is offered to the market with no onward chain. This bungalow is ready for you to move in and make it your own.

### Hallway

Front aspect external door with 2 storage cupboards and doors to all rooms

### Bathroom

Front aspect UPVC double glazed window, bath tub, hand wash basin and WC

### Bedroom 1

10'8" x 11'8" (3.27 x 3.57)

Double bedroom with rear aspect UPVC double glazed window, with access to ensuite

### Ensuite

Single shower cubicle, hand wash basin and WC

### Bedroom 2

11'0" x 8'10" (3.36 x 2.7)

Double bedroom with front aspect UPVC double glazing

### Kitchen

9'8" x 8'5" (2.95 x 2.57)

Fitted kitchen with a range of eye and base level cupboards with ample worktop space, sink with drainer, 4 ring gas cooker hob with extractor above and oven below, rear aspect UPVC double glazing with external door to the garden

### Living Room

19'7" x 11'0" (5.99 x 3.37)

Double aspect living room with rear aspect patio doors leading to the garden

### Garage

Up and over door with light and power, plumbing for washing machine and UPVC double glazed rear access door.





### Outside

Front - Low maintenance garden predominantly laid to gravel with driveway in front of the garage

Rear - The majority of the garden is laid to patio slabs with raised planters and gravel bordered by mature shrubs and bushes

### Council Tax

Band C

### Other information

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard - 3 mbps

Superfast - 80 mbps

Ultrafast - 1800 mbps

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



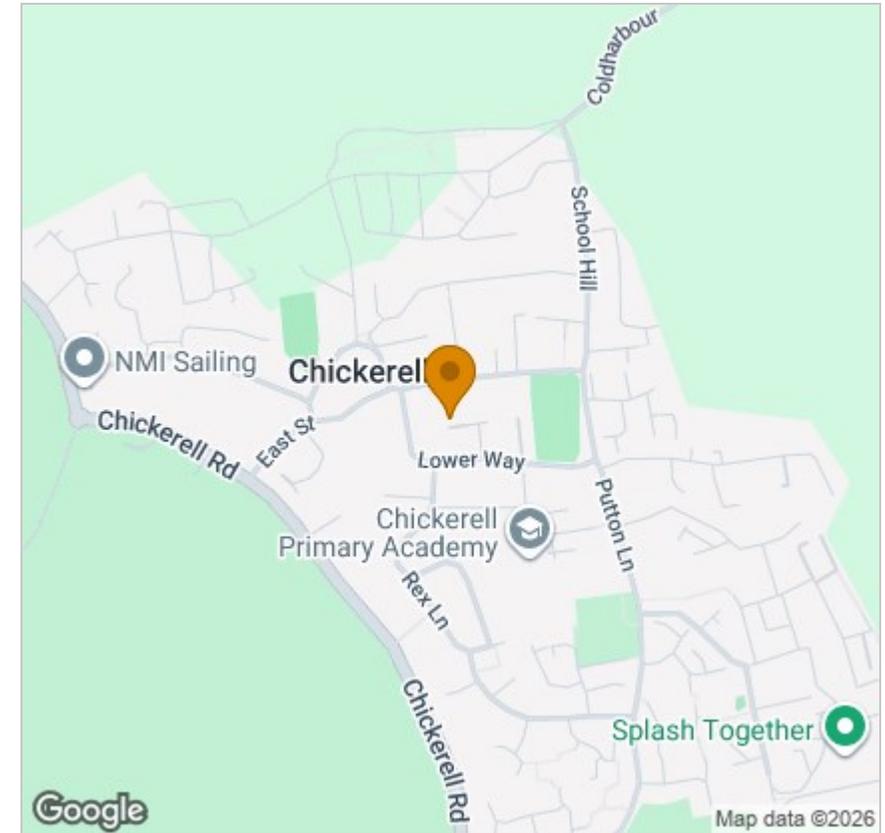
## Viewing

**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

