



21 Rashley Road

Chickerell Weymouth, DT3 4AT

Asking Price £345,000 Freehold

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A lovely 3 bedroom semi-detached chalet bungalow situated in the popular location of Chickerell, within easy walking distance to local amenities and Chickerell Primary Academy, making this an ideal family home. The property is gas centrally heated and UPVC double glazed throughout and further benefits from a utility area, downstairs WC, single garage with driveway and further hardstanding for parking.

Hallway

Stairs rising to the first floor with a storage cupboard underneath, access to both the living room and dining room

Living Room

13'5" x 16'4" (4.09 x 5)

Spacious living room with large front aspect window and 2 further side aspect windows with a feature fireplace in between

Dining Room

10'10" x 11'5" (3.31 x 3.48)

UPVC double glazed patio doors give access out to the rear courtyard garden

Kitchen

10'11" x 11'10" (3.33 x 3.62)

Fitted kitchen with ample eye and base level cupboards, gas hob with extractor fan above, eye level double oven and grill, sink with drainer and ample worktop space, space and plumbing for a domestic appliance and integrated dishwasher and fridge/freezer

Utility area

Front and rear aspect external doors

WC

Front aspect window with hand wash basin and WC

Bedroom 1

13'2" x 10'4" (4.02 x 3.16)

Dual aspect UPVC double glazed double bedroom with restricted head height

Bedroom 2

12'7" max x 8'10" max (3.85 max x 2.71 max)

Dual aspect UPVC double glazed bedroom with built in storage cupboard containing the boiler with restricted head height.

Bedroom 3

10'7" max x 6'7" max (3.24 max x 2.02 max)

Front aspect UPVC double glazed window and restricted head height. Currently used a dressing room.





Bathroom

3 piece bathroom suite consisting of bath tub with shower over head, hand wash basin and WC with 2 rear aspect UPVC double glazed windows.

Garage

Up and over garage door and rear access door into the garden. Light and power.

Outside

Front - Walled garden predominantly laid to lawn with hardstanding parking and also driveway parking.

Rear - Laid to patio with raised seating area. Access from the dining room, utility room and garage.

Council Tax

Band C

Other Information

Construction

Traditional cavity wall construction with brick elevations under a tiled roof with restricted head height on 1st floor.

Broadband (estimated speeds)

Standard - 3 mbps

Superfast - 78 mbps

Ultrafast - 1800 mbps

Flood Risk

Rivers & Seas - High

Surface Water - High

Services

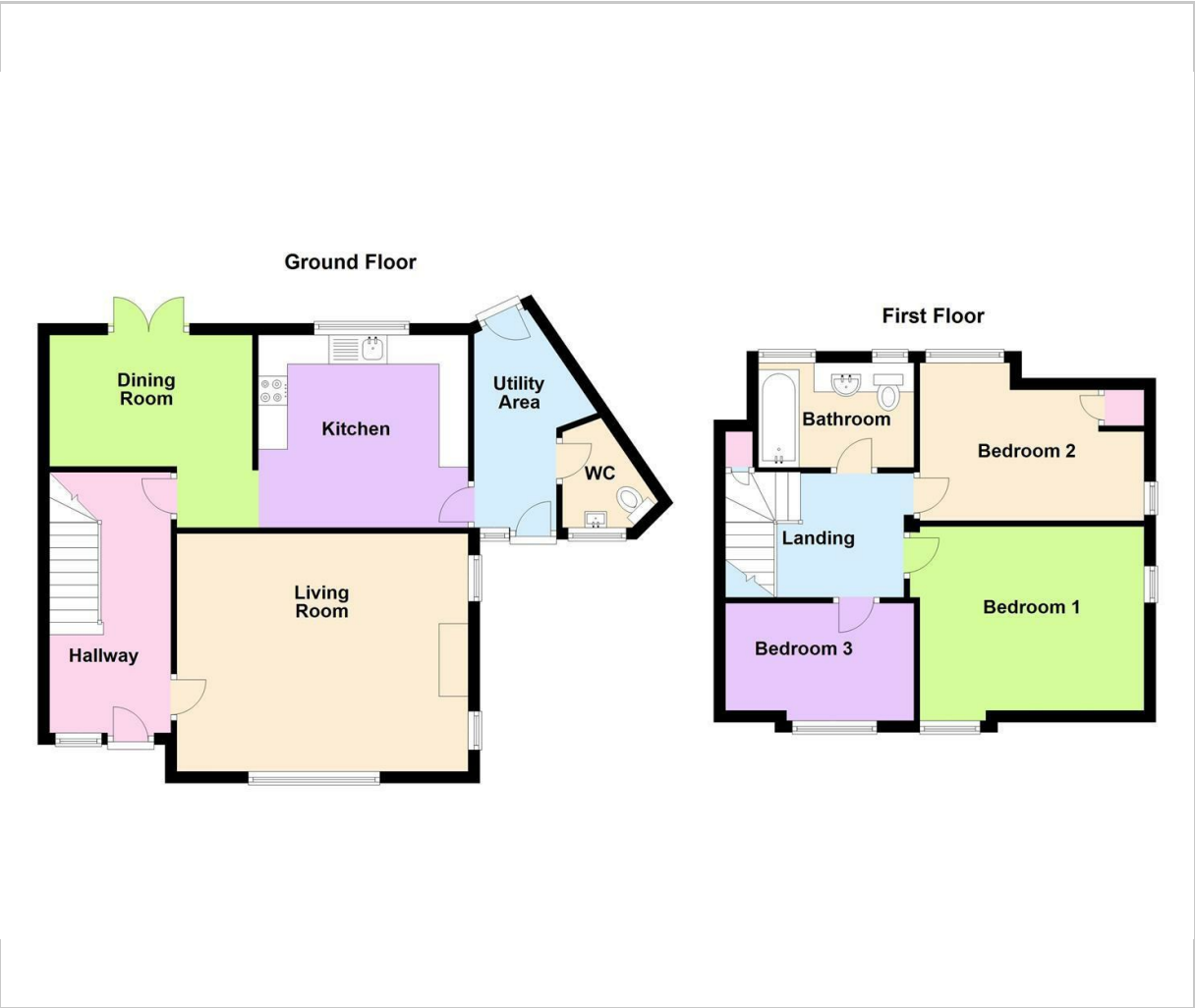
The property is supplied with mains gas, electricity and water, and mains drainage.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Floor Plan



Viewing

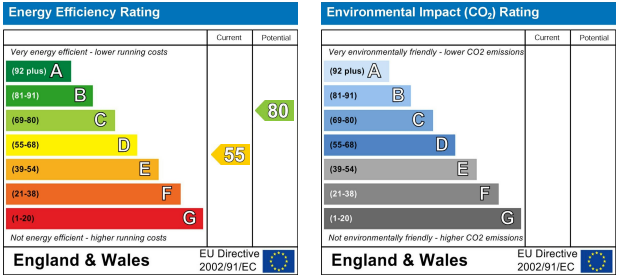
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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