



30 Walter Close  
Chickerell Weymouth, DT3 4GU

**40% Shared ownership £112,000 Leasehold**





## 30 Walter Close

Chickerell Weymouth, DT3 4GU

\*\*\*\*\* Ideal First Time Buy, Shared ownership opportunity. \*\*\*\*\*

This is a beautifully presented 2 double bedroom end of terrace home with a modern fitted kitchen/diner, separate living room, downstairs WC, situated in the popular location of Chickerell. The property also offers a good sized garden with rear access and allocated parking for 2 vehicles. 40% shared ownership offered.

### Entrance Hallway

Stairs rising to the first floor with storage cupboard underneath

### Living room

12'3" x 9'7" (3.75 x 2.94)

Front aspect UPVC double glazed window

### Kitchen/Diner

17'2" x 10'5" (5.25 x 3.20)

Modern fitted kitchen with a range of eye and base level cupboards, ample worktop space with a 1 and quarter sink with drainer, 4 ring gas hob with electric oven below and cooker hood above, space and plumbing for freestanding washing machine, tumble dryer and fridge/freezer, rear aspect UPVC double glazed window and external door to the rear garden.

### WC

Wash hand basin and WC

### Bedroom 1

13'11" x 10'2" (4.25 x 3.10)

Double bedroom with front aspect UPVC double glazed window, built in storage cupboard

### Bedroom 2

12'11" x 9'10" (3.96 x 3.02)

Double bedroom with rear aspect UPVC double glazed window

### Bathroom

Partially tiled bathroom with 3 piece bathroom suite comprising of bath with shower overhead, wash hand basin and WC. Rear aspect UPVC double glazed window, heated towel rail, overhead light with shaver point.

### Outside

The rear garden is predominantly laid to lawn with sand stone patio slab path enclosed by a feather edge fence with side access gate. There is a communal car parking area where there are 2 allocated parking spaces.

### Council Tax

Band C







### Property Information

Full Market Value: £280,000.00  
Share for Sale: 40.00%  
Share Price (Resale): £112,000.00;  
Monthly Rent: £412.24  
Monthly Service Charge: £40.64  
Staircasing Restriction: Min 10%, max 25%,  
final SC shall be min 10%  
Local Connection Requirement: No local  
connection requirement  
Nomination Rights Apply: N/A

### Other Information

Construction  
Traditional cavity wall construction with  
rendered finish elevations under a tiled roof

Broadband (estimated speeds)  
Standard - 3 mbps  
Superfast - 40 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  
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or give any representation or warranty in  
respect of the property.



Floor Plan



Viewing

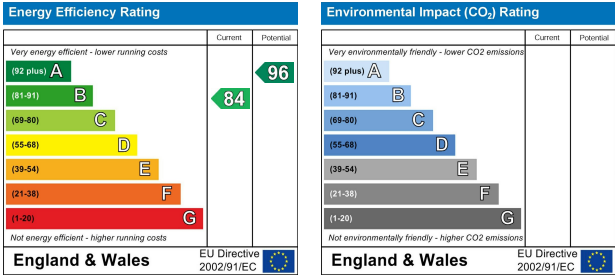
**Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.**

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Area Map



Energy Efficiency Graph



35 St Thomas Street, Weymouth, DT4 8EJ  
Tel: 01305 776 666 Email: [property@hgh.co.uk](mailto:property@hgh.co.uk) [www.hgh.co.uk](http://www.hgh.co.uk)