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ESTATE AGENTS



## Fairfield

Chickerell

Weymouth

Dorset

DT3 4AU

Offers over £250,000

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### SUMMARY

- Mid Terraced Home
- Two Double Bedrooms
- Spacious Lounge
- Kitchen / Diner
- Workshop / Office
- Modern Bathroom
- Separate WC
- Lawned Front Garden
- Low Maintenance Southerly Aspect Garden
- Sought After Chickerell Location







## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

Entrance Porch

Entrance Hallway

Lounge 14' 8" x 11' 10" (4.47m x 3.61m)

Kitchen 11' 11" x 9' 1" (3.63m x 2.76m)

Workshop / Office 11' 6" x 7' 6" (3.50m x 2.28m)

### FIRST FLOOR

First Floor Landing

Bedroom One 10' 6" x 15' 1" (3.20m x 4.60m)

Bedroom Two 11' 9" x 10' 0" (3.58m x 3.05m)

Bathroom

Separate WC

### OUTSIDE

Front Garden

Rear Garden

## THE PROPERTY

We are delighted to present to the market this terraced family home offering spacious, well presented accommodation. As such, we strongly recommend viewing to appreciate its appeal. The property enjoys two double bedrooms, a front aspect lounge, modern kitchen / diner, ground floor WC, workshop / office, family bathroom and separate WC. Externally, the property benefits from gardens to the front and rear.

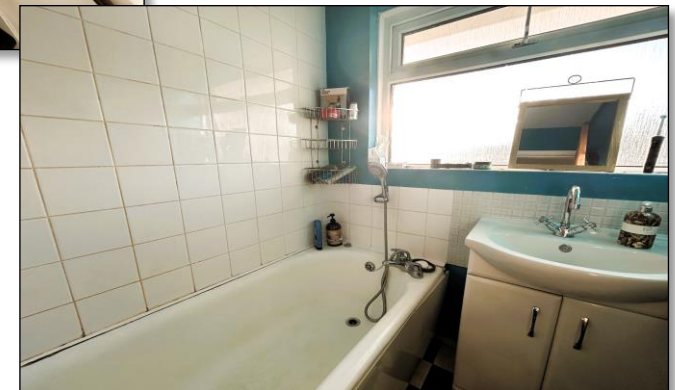
An entrance porch gives access to the inviting reception hallway with stairs ascending to the first floor and doors to all ground floor rooms. The lounge is situated to the front of the property with a large double glazed window flooding the room with natural light and attractive, high gloss, laminate flooring. The kitchen / diner is tastefully fitted with a modern range of matching eye level and base units with integral oven, hob and stylish stainless steel extractor canopy. There is ample space for kitchen appliances and a family sized dining table. Completing the accommodation on the ground floor is a ground floor cloakroom with low level WC and pedestal wash hand basin. At the rear is a wooden workshop with a GRP roof, offering versatile accommodation and could be used as an office / utility. A door to the side leads to the garden.

On the first floor, the landing area hosts doors to all first floor rooms, a storage cupboard and the loft. Bedroom one is situated to the front of the property, this is a large double bedroom with two storage cupboards and a double glazed window providing good natural light. Bedroom two also has a storage cupboard and a double glazed window overlooking the rear garden. The family bathroom comprises a vanity wash hand basin with panelled bath and complementary tiling to the walls. A separate WC is located adjacent to the bathroom. Both rooms have opaque double glazed windows to the rear.

Externally, the front garden is predominately laid to lawn with a pathway to the entrance porch. The southerly aspect rear garden is low maintenance with paved and decked areas as well as rear gated access.

The property is situated in a cul-de-sac location within Chickerell and as such is in the catchment area of well regarded primary and secondary schools, local shops and amenities including a library, chemist, convenience store and doctors' surgery, as well as regular and well serviced bus routes to and from Weymouth Town Centre.

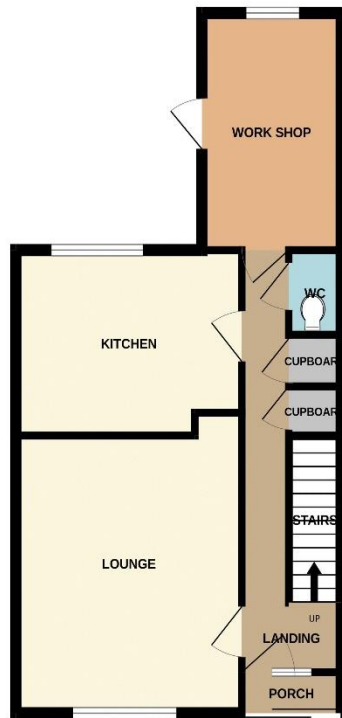
To arrange a viewing of this fabulous property, an ideal investment or first time buy, please contact the team at Austin Estate Agents.



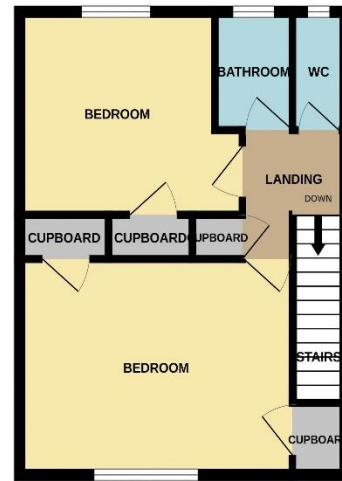




GROUND FLOOR



1ST FLOOR



FAIRFIELD, CHICKEREIL

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCATION:****EPC:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX RATING: B****TENURE: Freehold**

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**MONEY LAUNDERING REGULATIONS 2003**

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.