

PROSPECT PLACE
1869

Commonwealth
War Graves

AUSTIN
ESTATE AGENTS

North Square

Chickerell

Weymouth

Dorset

DT3 4DX

Offers over £310,000

SUMMARY

- Charming End of Terrace Cottage
- Extended on the Ground & First Floors
- Beautifully Presented Throughout
- Two Double Bedrooms
- Light & Airy Lounge
- Modern Kitchen / Diner
- Family Bathroom
- Pretty Rear Garden
- Idyllic Location





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Lounge 11' 11" max x 11' 7" (3.64m max x 3.54m)

Dining Area 12' 2" x 7' 3" (3.70m x 2.22m)

Kitchen Area 7' 11" x 7' 9" (2.41m x 2.37m)

FIRST FLOOR

First Floor Landing

Bedroom One 9' 7" x 12' 0" (2.92m x 3.67m)

Bedroom Two 8' 4" max x 12' 10" (2.55m max x 3.91m)

Bathroom 6' 7" x 7' 3" (2.01m x 2.20m)

OUTSIDE

Rear Garden

THE PROPERTY

We are delighted to present to the market this wonderful cottage, built circa 1869 and situated in an idyllic setting within old Chickerell Village. The cottage has been extended on both ground and first floor levels and is beautifully presented, very much in keeping with the character and style of the property. The property benefits from a lounge, kitchen/ diner with a modern fitted kitchen and family bathroom, double glazing and gas central heating. Outside the cottage enjoys a pretty rear garden. We strongly recommend viewing to appreciate all of its features of this stunning property.

A charming entrance door leads directly into the lounge. This room is tastefully decorated with front aspect views offering a pleasant view of the local area, whilst a wood burning stove adds to the room's appeal and creates a cosy focal point. An attractive wooden staircase ascends to the first floor. The kitchen / diner, situated at the rear of the cottage, is fitted with a range of modern kitchen units, integral gas hob and electric oven with space for domestic appliances. The dining area has ample space for a dining suite as well as additional furniture. A double glazed window to the rear overlooks the rear garden and a hardwood door to the side gives access to the garden.

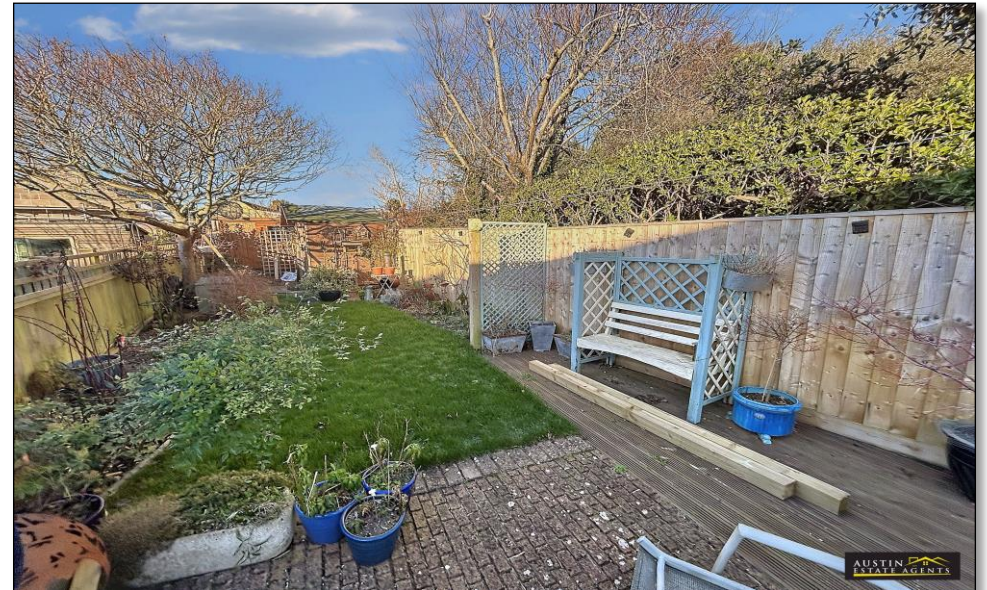
The first floor landing hosts doors to all rooms. Bedroom one, situated to the front of the property, benefits from built in storage cupboards and a double glazed window providing good natural light. At the rear, bedroom two has delightful views over the rear garden. The bathroom has a modern white suite comprising low level WC, wash hand basin and panelled bath with mains shower over.

The rear garden has been maintained to good standard. Steps lead up to the main area which is predominately laid to lawn with patio and decking area with planted borders. The area is fully enclosed with a garden shed at the end of the garden.

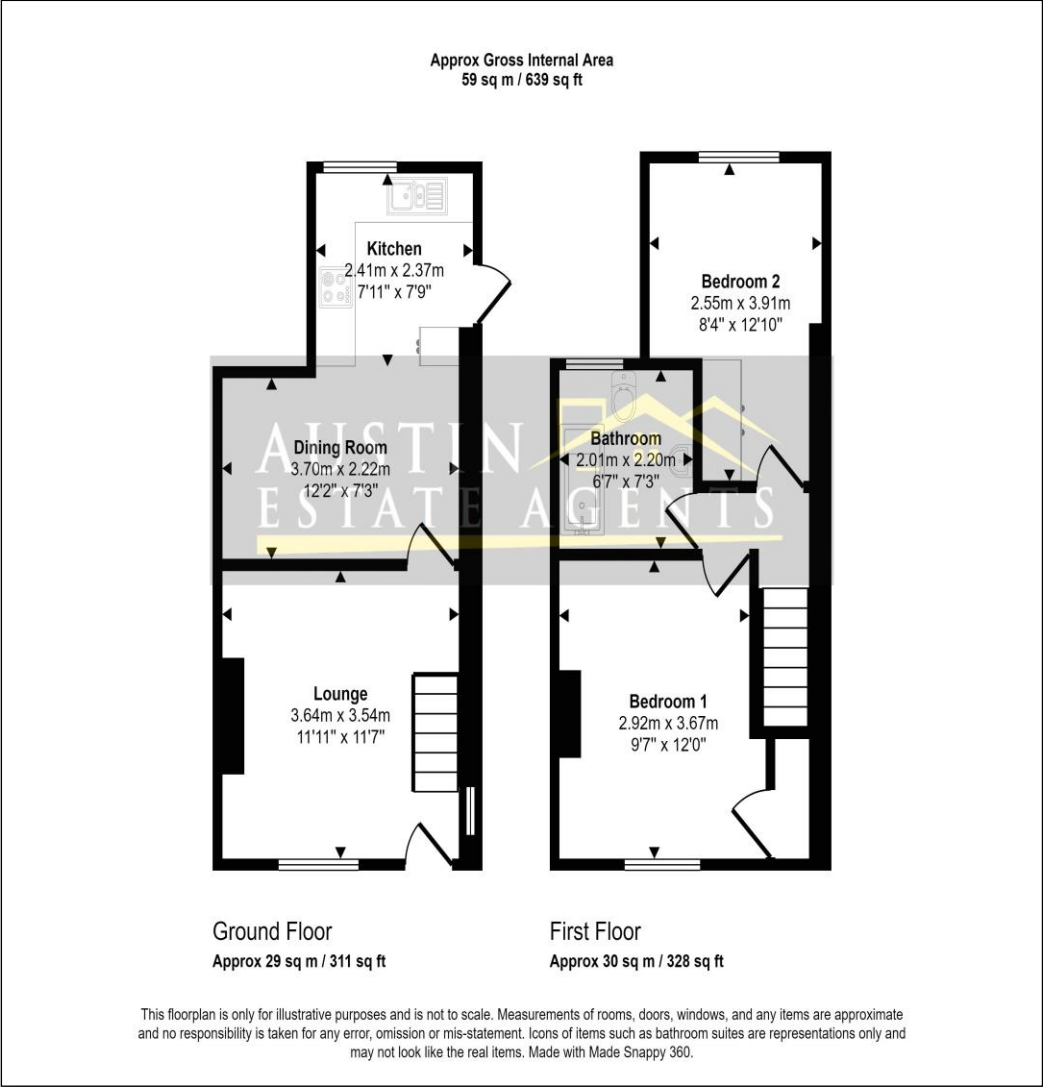
Located in an idyllic setting adjacent to Saint Mary's Parish Church in old Chickerell village. This picturesque setting is located close by to a good selection of amenities including a convenience store, library, doctor's surgery and chemist, well regarded public houses and schools. Regular bus services are close by providing access to surrounding areas.

For further information, or to make an appointment to view this beautiful cottage, please contact the team at Austin Estate Agents.





FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: B TENURE: Freehold

Austin Estate Agents 115 Dorchester Road, Weymouth, Dorset, DT4 7JY Phone: 01305 858470 www.austinpropertyservices.co.uk

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.