



Marshallsay Road, Chickerell, DT3 4BD
Asking Price Of £175,000 Share of Freehold



- Three Bedrooms
- Private Garden
- Allocated Parking for Two Cars
- Chickerell Area
- Investment Opportunity
- No Onward Chain



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Discover this charming THREE-BEDROOM property nestled in the desirable CHICKERELL area, ideal for FIRST TIME BUYERS or an INVESTMENT. The standout features are the PRIVATE GARDEN and the ALLOCATED PARKING that fits TWO VEHICLES, which takes away the hassle of searching for a space after a busy day. As a great INVESTMENT PROPERTY, it comes with NO ONWARD CHAIN, meaning you can move in or let it out without any delays. Don't miss out on this fantastic opportunity in Chickerell! Whether you're looking for your next home or a savvy investment, this property ticks all the boxes.

KITCHEN 9' 10" x 6' 11" (3m x 2.11m) Front aspect double glazed window, range of eye and base level units with work surfaces over, splash back tiling, sink unit with drainer, electric oven with inset gas hob and extractor hood over, wall mounted radiator, power points, space for fridge freezer, ceiling light point

LOUNGE 11' 6" x 11' 11" (3.51m x 3.63m) Front aspect double glazed window, ceiling light point, wall

mounted radiator, telephone point

BEDROOM ONE 10' 8" x 9' 4" (3.25m x 2.84m) Front aspect double glazed window, wall mounted radiator, ceiling light point

BEDROOM TWO 10' 8" x 9' 11" (3.25m x 3.02m) Rear aspect double glazed window, ceiling light point, wall mounted radiator, storage cupboard

BEDROOM THREE 10' x 9' 4" (3.05m x 2.84m) Rear aspect double glazed window, side aspect double glazed window, ceiling light point

BATHROOM Rear aspect single glazed wood window, WC, wash hand basin, P shaped bath with shower over, splash back tiling, heated towel rail, ceiling light point, extractor

LEASE INFORMATION The vendor has informed us that the property is a Share of Freehold.

Service charge is on an as and when basis.

There is no ground rent.







Martin & Co Weymouth

2 St Thomas Street • • Weymouth • DT4 8EW
T: 01305775504 • E: weymouth@martinco.com

01305775504

<http://www.martinco.com>



Accuracy: 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. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.