

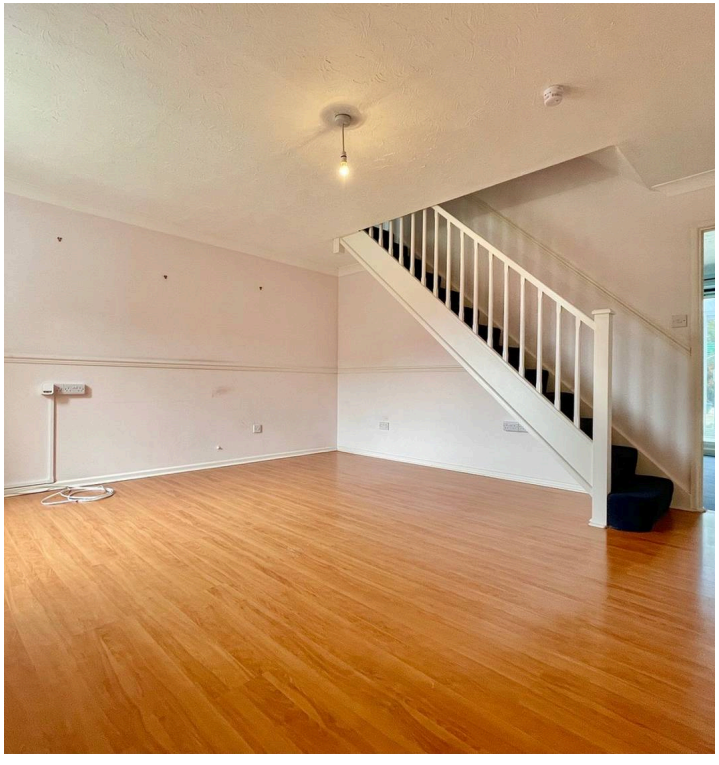
35 Mohune Way, Chickerell - DT3 4NG

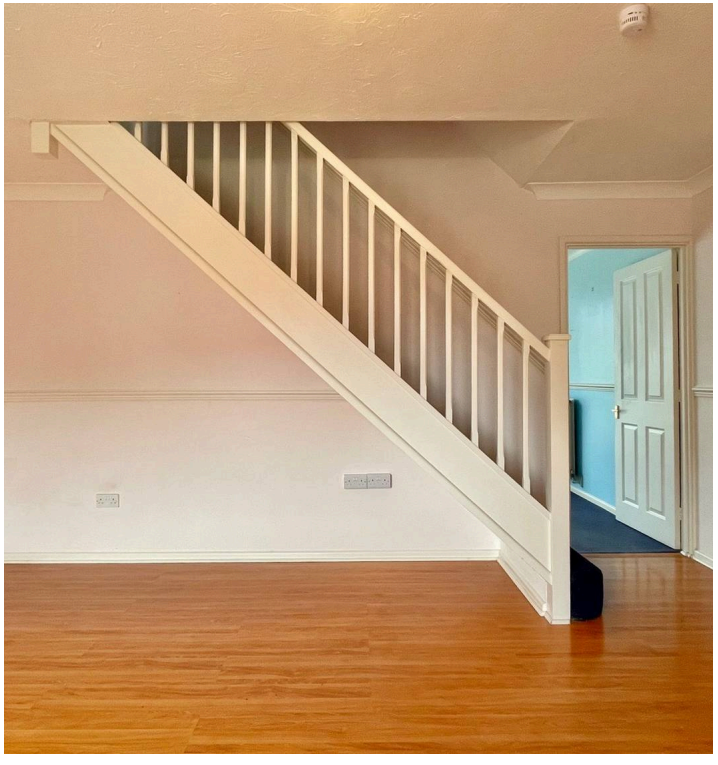
£250,000

DIRECT MOVES









35 Mohune Way

Chickerell, Weymouth

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Three bedroom family home in a popular Chickerell location
- Spacious living room and a separate dining room with sliding doors into conservatory
- Offered with NO FORWARD CHAIN
- Fence enclosed rear garden and a charming front garden with mature shrubbery
- Excellent choice for families, home movers, downsizers and investors alike
- Nearby to a host of local amenities with shops, dining facilities, children's parks and country walks
- Transport links nearby with a regular bus service and under three mile drive to Weymouth Station
- Move in ready home with potential for further modernisation

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Porch
A useful and well proportioned porch entrance with a door opening into the living room as well as the downstairs w/c.

Downstairs W/C
A side aspect W/C with an obscured side aspect window a low level W/C and a hand wash basin with stainless taps.

Living room
14' 9" x 14' 1" (4.50m x 4.30m)
A spacious front aspect room with generous floor space, stairs rising to the first floor landing and doors into the porch and the dining room.

Dining room
9' 6" x 7' 10" (2.90m x 2.40m)
An internal room with double glazed sliding doors opening into the conservatory, a door into the living room and an opening into the kitchen creating a seamless flow between the two rooms.

Kitchen
9' 6" x 6' 11" (2.90m x 2.10m)
A rear aspect kitchen with a range of both eye and base level units with a double glazed window onto the garden, an incorporated oven and stainless sink with mixer tap and an opening into the dining room.

Conservatory
6' 3" x 7' 10" (1.90m x 2.40m)
A triple aspect conservatory with sliding doors into both the dining room and onto the garden. The room provides an excellent additional space in addition to the living and dining room.







First floor landing
An internal landing space with doors into all three bedrooms and the bathroom.

Bedroom one
10' 10" x 8' 2" (3.30m x 2.50m)
A spacious front aspect double bedroom with double doors into built in wardrobe space.

Bedroom two
9' 6" x 8' 2" (2.90m x 2.50m)
A well proportioned rear aspect double bedroom with outlook over the rear garden and double doors opening into built in wardrobe space.

Bedroom three
7' 10" x 6' 7" (2.40m x 2.00m)
A front aspect bedroom with a double glaze front aspect window overlooking front driveway.

Bathroom
6' 7" x 6' 3" (2.00m x 1.90m)
A rear aspect family bathroom with partial tiling, a wall to wall bathtub, a low level W/C and a hand wash basin with stainless taps.







GARDEN

A well sized, low maintenance rear garden with wooden fencing fully enclosing the space. The garden is primarily patio laid with adorning shrubbery and a gravel laid space. To the rear an ingress lays host to a storage shed with gated rear access beside.

FRONT GARDEN

A versatile front garden. Arranged with a patio tile walkway, with lawn both sides, leading to the front door. Mature shrubbery creates privacy. Neighbouring properties utilise the space as additional parking.

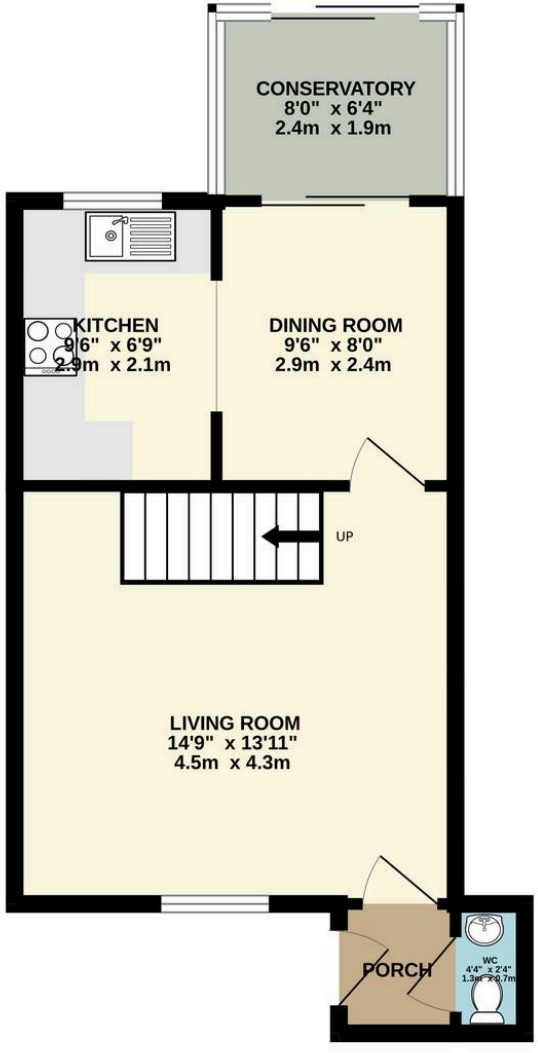
GARAGE

Double Garage

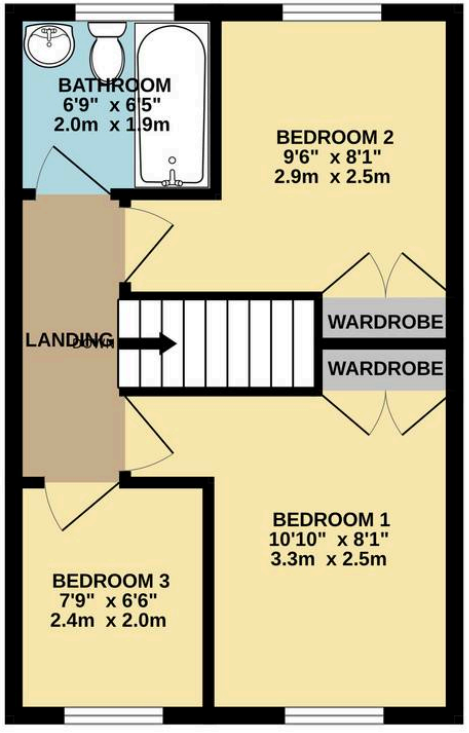
A very useful external garage with an up and over door and parking potential both inside and in front. An excellent space for storage, parking or both.

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GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 767 sq.ft. (71.3 sq.m.) approx.

Whilst every attempt 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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