



Instinct Guides You



Higher End, Weymouth, Dorset DT3 4EQ £190,000

THREE BEDROOM END OF TERRACE WITH WESTERLY GARDEN & GARAGE IN CHICKERELL. The property is in need of modernisation and is situated in the sought after location of CHICKERELL; approximately three miles from Weymouth Town Centre. The property is ideally situated in the heart of the village with local amenities close by including a convenience store, pharmacy, church, library and a bus route providing transport links into the town centre. The property comprises entrance hallway, lounge diner and kitchen on the ground floor. To the first floor are three bedrooms and bathroom. Outside is a westerly rear garden and garage in a block. The property is being offered with no onward chain.



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Entrance
Double glazed door into:-

Entrance Hallway
Stairs to first floor. Radiator. Door into:-

Lounge Diner 24'6" x 11'8" (7.47 x 3.56)
Rear & side aspect double glazed window. Feature fireplace. Two radiators. Satellite point. Under stair storage cupboard. Door into:-

Kitchen 12'2" x 7'5" (3.72 x 2.27)
Rear aspect double glazed windows. Rear aspect double glazed door to garden. Fitted kitchen units with space and plumbing for white goods. Single bowl sink with drainer.

First Floor Landing
Loft access. Airing cupboard housing boiler. Door to:-

Bedroom One 13'11" x 8'9" (4.25 x 2.67)
Side aspect double glazed window. Radiator.

Bedroom Two 10'1" x 8'5" (3.08 x 2.57)
Side aspect double glazed window. Radiator.

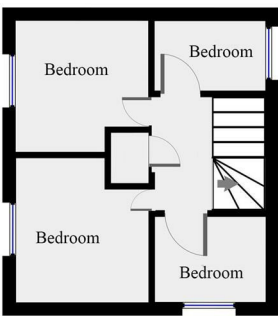
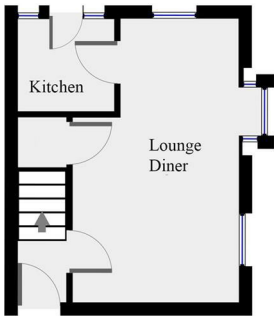
Bedroom Three 8'0" x 5'11" (2.46 x 1.81)
Front aspect double glazed window. Radiator.

Bathroom
Suite comprising Panelled bath with shower over. Close coupled W/V. Pedestal wash hand basin. Side aspect double glazed opaque window.

Westerly Rear Garden
Mainly laid to paving with side gated access with hard standing for shed.

Side Garden
Lain to lawn.

Garage
Garage In a block with up and over door.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Import: d should not be treated as a statement of the condition or suitability of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.