



Instinct Guides You



Fairfield, Chickerell, Weymouth £220,000

- Southerly Aspect Garden
- Porch At Rear
- Two Double Bedrooms
- Countryside Walks Nearby
- Cul-De-Sac Location
- No Onward Chain
- Cloakroom
- Chickerell Village
- Local Shops Nearby
- In Need Of Modernisation



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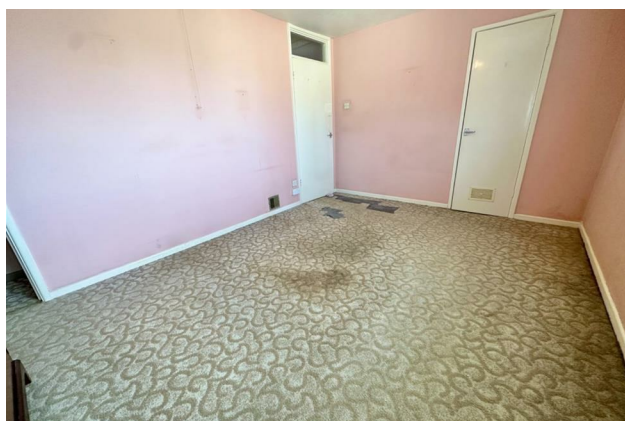
Introducing A TWO DOUBLE BEDROOM home, boasting a SOUTHERLY ASPECT GARDEN, & CLOAKROOM, nestled in a CUL-DE-SAC location in CHICKERELL VILLAGE. Offered with NO ONWARD CHAIN, the property is IN NEED OF MODERNISATION and benefits being in close proximity to LOCAL SHOPS, SCHOOLS and COUNTRYSIDE WALKS. A must see to appreciate the easy living on offer!

Entering into the property, a door leads into the downstairs accommodation and stairs which rise to the upper floor.

The lounge, situated at the front of the property, offers ample space for furnishings and a large front aspect window allowing plenty of natural light to flood the room. A hallway, benefitting under stair storage, leads to the kitchen which offers a range of eye level and base units, space for appliances and room for small dining table and chairs. To the rear a porch rounds off the ground floor.

Ascending to the upper floor are two double bedrooms, bathroom and separate WC. Bedroom one is a good size double with a built in cupboard while bedroom two is also a double. The bathroom comprises of a bath with shower attachment and wash hand basin.

To the rear of the property is the southerly aspect garden, private and enclosed, is mostly laid to lawn and garners sunshine throughout the day, making an ideal setting for entertaining and enjoying the summer BBQ's.



Room Dimensions

Lounge 13'5" max x 11'8" max (4.09 max x 3.57 max)

Kitchen 11'10" max x 9'0" max (3.63 max x 2.76 max)

Bedroom One 14'6" x 10'2" (4.44 x 3.11)

Bedroom Two 9'11" x 9'11" (3.04 x 3.03)

Bathroom 5'5" x 4'10" (1.66 x 1.49)



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	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition 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.