

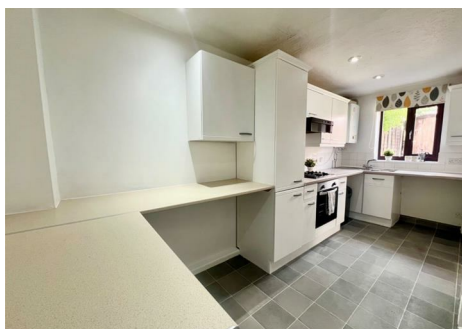


Instinct Guides You



Aldabrand Close, Chickerell, Weymouth £220,000

- No Onward Chain
- Cul-De-Sac Location
- Great First Time Buy
- Well Presented
- Gas Central Heating
- Allocated Parking
- Chickerell
- Local Amenities Nearby
- Short Walk To Bus Routes
- Fleet Lagoon Nearby



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We present to market in the cul-de-sac location of Aldabrand Close in CHICKERELL, Weymouth, this delightful TWO BEDROOM terraced house with PARKING being sold with NO ONWARD CHAIN. Boasting a well appointed reception room, two bedrooms, and a modern kitchen, this property is perfect for those seeking a comfortable and convenient living space, with the added bonus of a fantastic CONSERVATORY providing additional floor space!

Convenience is key with allocated parking available, eliminating the stress of searching for a parking spot after a long day. Situated within easy access to the picturesque Fleet Lagoon, while still being within reach of local amenities and just a short stroll away from bus routes connecting you to the vibrant town of Weymouth.

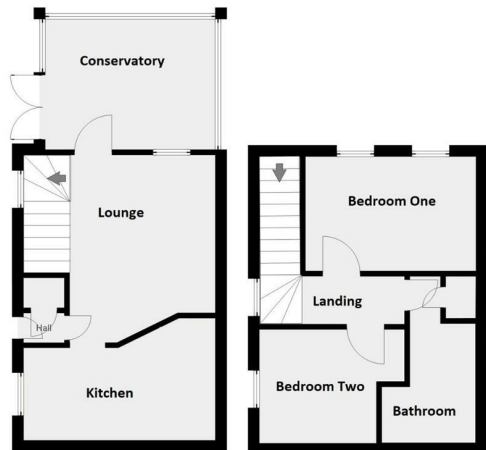
Families will appreciate the close proximity to schools, making this property an ideal choice for first-time buyers looking to lay down roots or investors considering a buy-to-let opportunity.

This well-presented quad house comes with the added benefit of no onward chain, making the transition into your new home a smooth and hassle-free experience. The property's vacant status allows for immediate occupancy, ensuring a quick and easy move-in process. Don't miss out on the chance to make this charming property in Chickerell your new home sweet home.



Room Dimensions

- Lounge 12'5" x 11'9" max (3.8 x 3.6 max)
- Kitchen 15'5" x 5'10" <7'2" max (4.72 x 1.8<2.2 max)
- Conservatory 11'11" x 9'2" (3.65 x 2.81)
- Bedroom One 12'0" x 8'0" (3.66 x 2.45)
- Bedroom Two 8'10" max x 6'10" max plus recess (2.7 max x 2.1 max plus recess)



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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 83 |
| (81-91) B | | | |
| (69-80) C | | | 68 |
| (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.