



Instinct Guides You



Oldridge Road, Chickerell, Weymouth £425,000

- Garage & Off-road Parking
- En-suite and Cloakroom
- Westerly Aspect Garden
- Immaculately Presented
- Large Kitchen + Utility Room
- Three Double Bedrooms
- Remainder of NHBC Warranty
- Semi-detached Family Home
- Close To Amenities
- Spacious Modern Living Spaces



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Wilson Tominey are delighted to present this immaculately presented, semi-detached family home. Positioned in the heart of Chickereil close to a bus route, amenities and schools, the home boasts three double bedrooms, garage & two parking spaces and an attractive westerly aspect garden.

The property has an attractive stone frontage with a rendered garage to the side and easy access to the rear garden.

Inside, the hub of the home is certainly the kitchen/diner, this generous space offers an excellent space for family living and to entertain. The kitchen is fully fitted, equipped with an integrated oven and hob fridge/freezer and dishwasher finished with ample worksurface and contemporary tiling. Adjacent the utility room offers further practicality and a large under-stairs cupboard and it has direct access to the rear garden. The lounge offers a well-proportioned room that benefits from double doors to the rear westerly garden. A spacious cloakroom finishes the ground floor.

Ascending to the upper floor we have three double bedrooms and the family bathroom. Bedroom one is a generous size with ample room for furniture and benefits a good size en-suite shower room comprising a double shower cubicle, wash hand basin, heated towel rail and W.C. Bedrooms two and three are further doubles with space for a range of furniture. The bathroom comprises a bath with a shower over, a wash hand basin and w.c

The rear garden has a beautiful westerly aspect. A large level garden, it offers a wonderful space for family living and entertaining. The garden lawn is bordered by attractive flower beds with a path that leads to the rear access.



Room Dimensions

Bedroom One 14'3" max x 10'11" (4.35 max x 3.35)

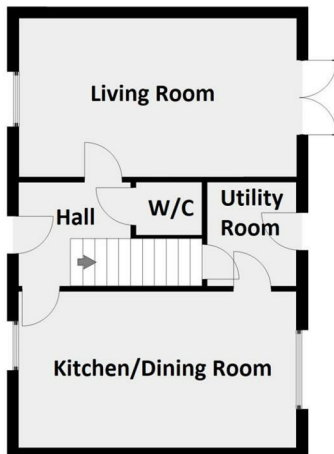
Bedroom Two 12'4" x 9'6" max (3.76 x 2.92 max)

Bedroom Three 10'2" x 9'6" (3.10 x 2.92)

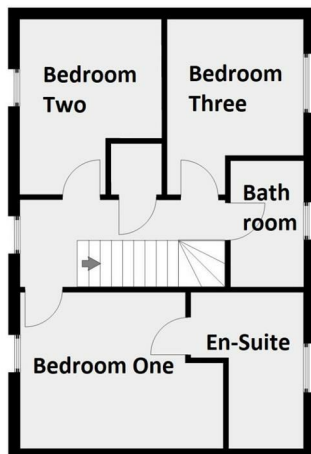
Living Room 19'6" x 11'1" (5.95 x 3.40)

Kitchen / Dining Room 19'6" x 10'11" (5.95 x 3.35)

Ground Floor



First Floor



Energy Efficiency Rating	
Current	Potential
84	94
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	

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