



Instinct Guides You



## Oldridge Road, Chickerell, Weymouth Asking Price £390,000

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



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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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

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 work surface 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)

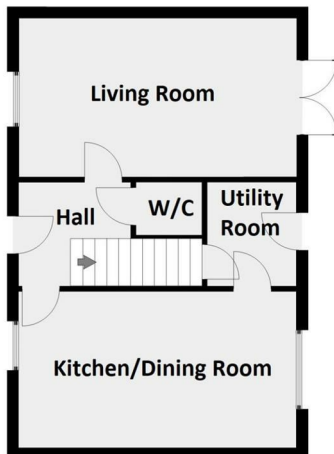
Kitchen / Dining Room 19'6" x 10'11" (5.95 x 3.35)

### Agents Notes

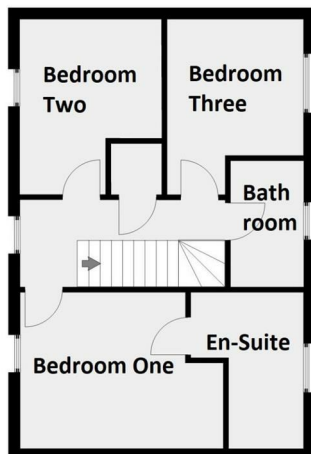
Please note there is a estate charge of approx £150pa for the up keep of communal areas and green spaces on the Greys Field estate.

We recommend these details are checked by a solicitor before incurring costs.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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