



Instinct Guides You



Chalbury Lodge, Preston, Weymouth £350,000

- No Onward Chain
- Well Presented Throughout
- Garage & Parking
- Attractive Cul-de-sac Position
- Close to Shops and Bus Route
- Two Reception Rooms
- Approx. 1/2 Mile Walk To Beach
- Preston, Weymouth



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Wilson Tominey are delighted to offer this newly decorated and carpeted three-bedroom family home, offered with NO ONWARD CHAIN. The home boasts TWO RECEPTION ROOMS, CLOAKROOM, GARAGE & PARKING all while being nestled within the attractive CUL-DE-SAC of CHALBURY LODGE, superbly positioned in the sought-after location of PRESTON.

Enter the property into the hallway granting access to all rooms on the ground floor and stairs rising to the upper floor. The living room is certainly the hub of the home, a well-proportioned, bright and airy room with double doors that lead outside, helping to merge the boundaries between home and garden.

The property also boasts an additional reception room that offers versatility to the ground floor. The kitchen is located to the front of the property, a good size offering a wide range of eye level and base units, ample work surface, integrated oven and hob with plumbing for dishwasher and washing machine. A cloakroom completes the ground floor perfectly.

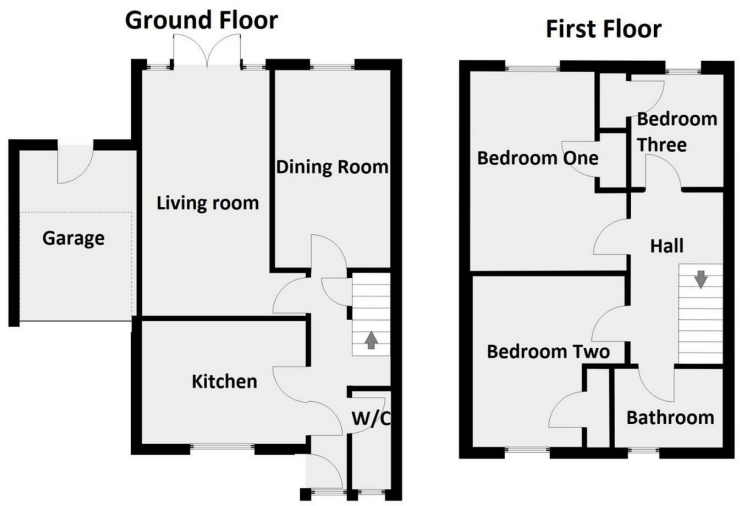
Ascending to the upper floor there are three bedrooms and a family bathroom. A good landing offers plenty of storage while leading to all rooms. The first two bedrooms are good-sized doubles, both with attractive outlooks from their respective windows, the third bedroom is a single. The family bathroom comprises a bath with shower over, vanity wash hand basin and W.C.

A private enclosed garden is a fair size, with an established plant border and a paved patio area with the garage and parking to the front.



Room Dimensions

- Living Room 18'0" x 9'4" + door recess (5.51m x 2.86m + door recess)
- Dining Room 14'6" x 8'5" (4.43m x 2.59m)
- Kitchen 11'1" x 9'0" (3.39m x 2.75m)
- Bedroom One 14'8" x 9'1"+ door recess (4.48m x 2.79m+ door recess)
- Bedroom Two 12'6" x 11'2" (max) (3.83m x 3.41m (max))
- Bedroom Three 8'3" x 6'9" (2.52m x 2.07m)



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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	
	84
England & Wales	
<small>EU Directive 2002/91/EC</small>	

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	
<small>EU Directive 2002/91/EC</small>	

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.