



Instinct Guides You



## Elizabeth Way, Chickerell, Weymouth Guide Price £270,000

- Views Over The Fleet Lagoon
- Westerly Garden
- Cul-de-sac In Chickrell
- No Onward Chain
- Parking For Two Vehicles
- Family Bathroom & Cloakroom
- Three Bedroom Home
- Short Walk To Local Amenities



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Tucked away in a cul-de-sac location in Chickereil and enjoying views over the iconic Fleet Lagoon is this THREE-BEDROOM home. Offered with NO ONWARD CHAIN, the property retains a well-proportioned WESTERLEY garden and two private PARKING spots.

The home enjoys an enviable private position within the cul-de-sac with an attractive footpath that leads to the entrance.

An initial porchway provides a convenient entrance to the home with access to the cloakroom. The living room is a generous size with ample space for furnishings and benefits from a convenient understairs cupboard offering practical storage.

The room flows seamlessly through an open archway to the dining space which features sliding patio doors allowing plenty of natural light to flood the room and helps merge the boundaries between home and garden. The kitchen at the rear of the property enjoys pleasant views into the rear garden and has a range of fitted units and ample work surface.

The first floor benefits from well-proportioned bedrooms and the family bathroom. Bedrooms one and two are both generous doubles and benefit from built-in wardrobes with bedroom two enjoying striking views over the Fleet Lagoon. The third bedroom is a single room, offering versatility in the form of an office if required. The family bathroom completes the home and comprises a large walk-in shower, hand wash basin and w/c.

Externally, the property boasts a westerly garden, currently suited with a storage shed and a summer house, with rear access and two private off-road parking spaces in front of the property.



## Room Dimensions

Lounge 16'4" x 13'0" (4.99m x 3.98m)

Dining Area 9'10" x 8'5" (3.02m x 2.58m)

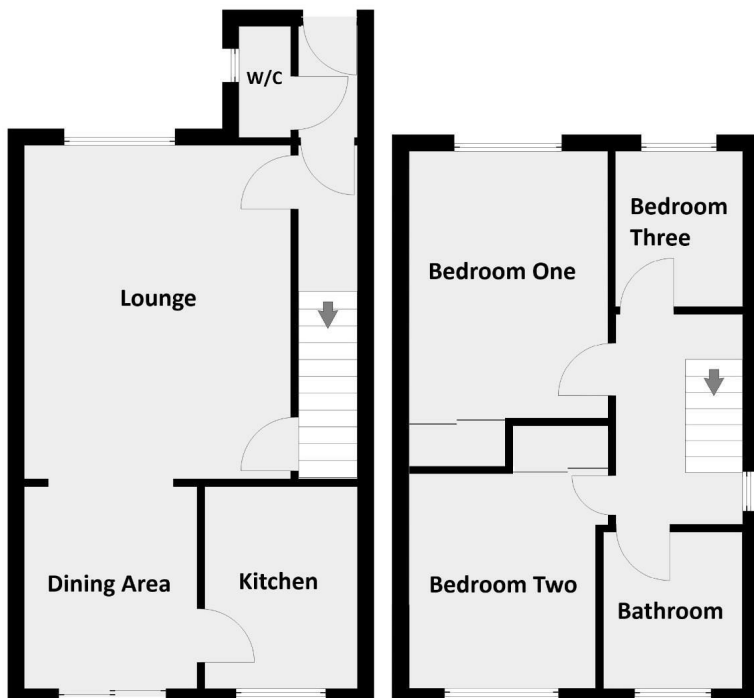
Kitchen 9'11" x 7'5" (3.03m x 2.28m)

Bedroom One 13'4" x 9'8" (4.07m x 2.97m)

Bedroom Two 10'6" x 9'1" (3.21m x 2.78m)

Bedroom Three 7'9" x 6'2" (2.37m x 1.9m)

Bathroom 6'9" x 6'9" (2.07m x 2.06m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(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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