



Instinct Guides You



## Greys Road, Chickerell, Weymouth £435,000

- Modern Four Bedroom Townhouse
- Generous Southerly Rear Garden
- Garage & Off Road Parking
- Fronts Attractive Greenspace
- Remainder Of NHBC Warranty
- Family Bathroom & Two En-suite's
- Beautifully Presented Throughout
- Spacious Kitchen/Diner



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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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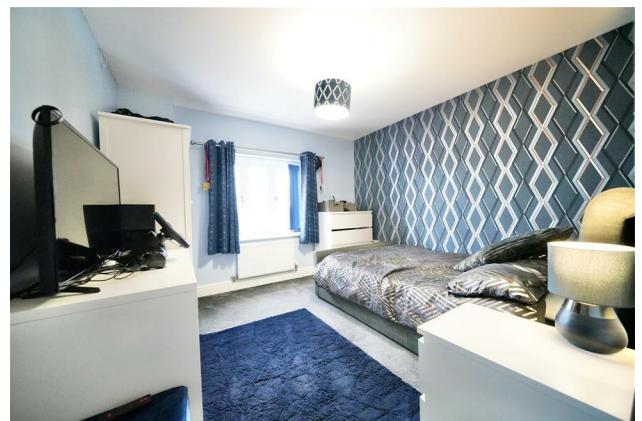
Welcome to Greys Road, a beautifully presented Four Bedroom property with accommodation spreading over three floors. The home enjoys a low maintenance southerly aspect garden, garage & parking and generous proportions throughout.

The home fronts a well manicured greenspace offering a pleasant outlook and a wonderful feeling of space. Inside the hallway leads around the ground floor with a spacious living room offering a cosy contrast to the more open plan rear. The hub of the home is certainly the kitchen diner that spans the width of the property. A well appointed kitchen offers sleek cabinetry & ample storage with built in, fridge/freezer oven, hob & dishwasher, in addition the space enjoys pleasant views into the rear garden. A door leads outside helping to merge the boundaries between home and garden. A cloakroom finishes the ground floor perfectly.

Rising to the first floor the property retains good proportions throughout with bedroom two being a well proportioned double with attractive shower room en-suite. Bedrooms three is a further double with bedroom four being a generous single offering versatility to the home. The family bathroom has been finished to a contemporary standard comprising a bath with shower over, wash hand basin and w.c complimented by decorative tiling.

Bedroom one dominates the top floor and benefits both an en-suite with double shower, hand basin and w.c with contemporary tiling throughout & a dedicated dressing area. The substantial room offers ample space for furnishings and enjoys far reaching views.

The rear garden has a wonderful sunny aspect maximized by a large patio space that offers a superb space to entertain. Steps drop down to a second patio area adorned with a feature pergola and decked area. A gate leads to the garage and parking space at the rear, in addition there is also side access from the front of the property.



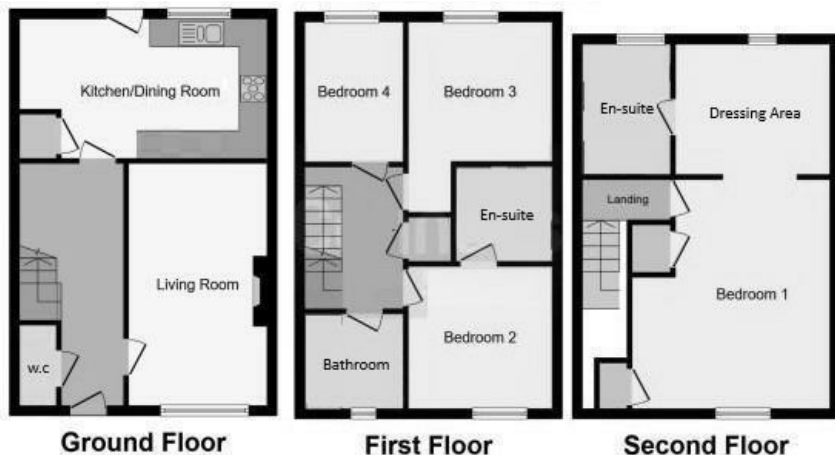
### Room Dimensions

- Living Room 16'5" x 9'4" (5.02 x 2.87)
- Kitchen Dining Room 17'2" x 9'4" (5.24 x 2.87)
- Bedroom One 15'8" x 13'8" (4.80 x 4.17)
- Dressing Area 8'11" x 8'6" (2.74 x 2.60)
- En-suite 8'11" x 7'11" (2.72 x 2.43)
- Bedroom Two (en-suite) 9'11" x 9'7" (3.03 x 2.94)
- Bedroom Three 13'3" max x 9'10" max (4.06 max x 3.02 max)
- Bedroom Four 9'6" x 6'7" (2.90 x 2.01)

### Agents Notes

The vendor informs us the property pays a site fee of £52.22 every three months.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(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	

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.