



Instinct Guides You



## Elizabeth Way, Chickerell, Weymouth £230,000

- Beautiful Views Over Fleet Lagoon
- No Onward Chain
- Off Road Parking
- Westerly Rear Garden With Access
- Two Double Bedrooms
- Open Plan Kitchen Diner



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

T 01305 775500  
E sales@wilsontominey.co.uk  
W www.wilsontominey.co.uk





Tucked away in a cul-de-sac location in Charleston and enjoying views over Weymouth's beautiful Fleet Lagoon is this two bedroom home. Offered with no onward chain, the property retains a well-proportioned WESTERLEY garden and private parking.

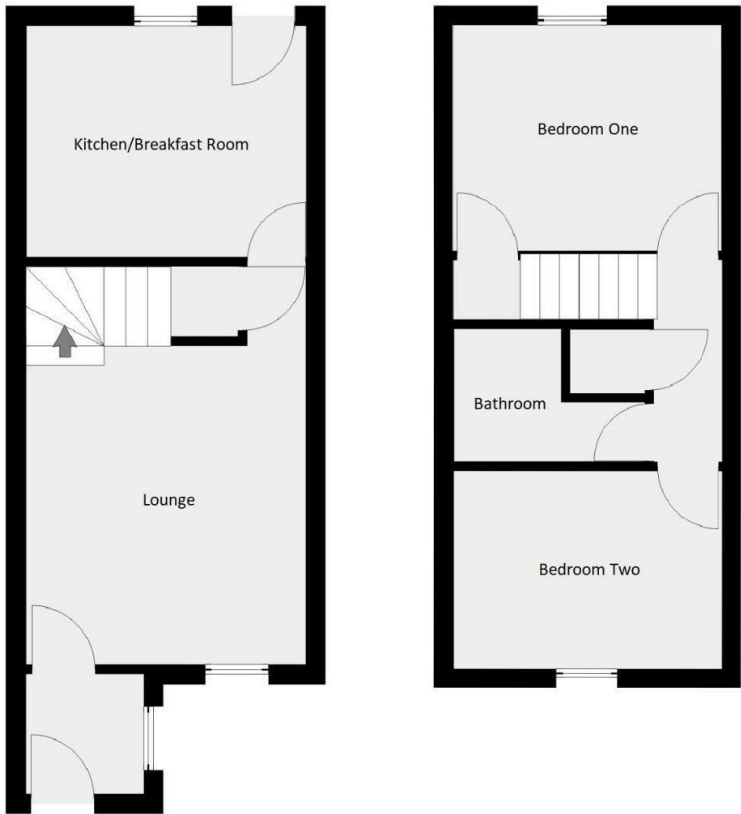
The home enjoys subtle positioning within the cul-de-sac increasing privacy with a small path that services a handful of properties. An initial porchway provides convenient storage to the home with access to the living room. The living room provides ample space for furnishings with the stairs adjacent. An open plan kitchen/diner is a generous room with ample fitted units and space for white goods. A door leads outside helping to merge the boundaries between home and garden.

The first floor benefits from two well-proportioned bedrooms. The first bedroom is a double with striking views over Weymouth's fleet lagoon giving a wonderful sense of space and also benefits a built in cupboard. Bedroom two is an additional double room. The family bathroom completes the first floor and comprises a large step in shower, hand basin and w.c complimented by decorative tiling.

Externally, the property boasts a westerly garden with rear access and an off-road parking space.

Room Dimensions

- Living Room 13'1" x 11'8" (4.00 x 3.56)
- Kitchen / Breakfast Room 11'8" x 9'6" (3.56 x 2.92 )
- Bedroom One 11'8" x 9'5" (3.56 x 2.89)
- Bedroom Two 11'8" x 8'3" (3.56 x 2.53)
- Bathroom



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>88</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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