



Instinct Guides You



Nightingale Drive, Weymouth £350,000

- No Onward Chain
- Extended Semi-Detached House
- Off Road Parking
- Low Maintenance Garden
- Newly Fitted Bathroom & En Suite
- Modern Decor Well Presented Throughout
- Close To Transport Links
- Beautiful Country Walks Nearby



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This beautifully presented four-bedroom semi-detached property, located in the highly sought-after Nightingale Drive, Weymouth, offers modern living in a desirable location with NO ONWARD CHAIN. The home boasts contemporary decor throughout, with a newly fitted bathroom and en-suite for added convenience and luxury.

The spacious accommodation is ideal for families, with generous living areas and outside the property offers a low maintenance garden, complete with side access, making it an ideal space for outdoor activities or simply enjoying the fresh air without the burden of extensive upkeep. Additionally, there is ample parking available for two vehicles, a valuable asset in this sought-after location.

Upon entering the property, double doors lead to the lounge and dining room. This area provides a bright and airy feel to the home with feature fire place for home comforts. Before mowing around into the kitchen a cloakroom is found for convenience. The kitchen provides ample storage options with plenty of cupboard and worktop space along with space for utilities and a small breakfast bar.

The first floor accommodation features three double bedrooms and a single room, perfect for a nursery or an office space. The second largest room benefits from a well appointed en suite shower room and the family bathroom finished off this floor.

Offered with no onward chain, this property is ready for a quick move-in, making it an excellent choice for those looking to secure their next home without delay. Viewing is highly recommended so please call to register interest now!



Room Dimensions

Lounge 17'8" x 12'0" > 10'11" (5.39m x 3.68m > 3.33m)

Dining Room 12'0" x 11'0" (3.68m x 3.37m)

Kitchen 25'3" x 8'6" (7.7m x 2.6m)

Bedroom One 14'0" x 8'1" (4.28m x 2.48m)

Bedroom Two 12'6" x 8'11" (3.83m x 2.72m)

En Suite 6'7" x 5'6" (2.01m x 1.69m)

Bedroom Three 9'3" x 9'3" (2.84m x 2.83m)

Bedroom Four 9'3" x 5'9" (2.84m x 1.76m)

Bathroom 6'2" x 6'2" (1.89m x 1.88m)



** ALL MEASUREMENTS ARE IN METERS

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|---|---------|-----------|
| | Current | Potential | | 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 | | | 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 | | |
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| England & Wales | | | England & Wales | | |
| EU Directive 2002/91/EC | | | 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.