



Instinct Guides You



## Elizabeth Way,, Chickerell, Weymouth Offers In Excess Of £220,000

- Allocated Parking
- No Onward Chain
- Sea Views Across Chesil Beach
- Two Double Bedrooms
- South Westerly Garden
- Generous Kitchen
- Scope to Modernise
- Vast Range of Nearby Amenities



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Step inside this charming and deceptively spacious two bedroom home with PARKING and no onward chain. The property enjoys SOUTH WESTERLY GARDEN and enviable sea views with scope to modernise across generous proportions - A range of nearby amenities can be found nearby.

The allocated parking abuts a walkway, setting the home back from the road with a convenient porch upon entry.

Inside, the lounge is an excellent space for relaxing with proportions suited for a range of furnishings. The kitchen completes the ground floor with extensive worktop space and ample room for dining; storage is in abundance with a door and window to the rear garden amplifying the sunny south westerly aspect.

Upstairs, both bedrooms are well proportioned with Bedroom Two fronting the home - a generous double with family bathroom conveniently adjacent. Bedroom one is a touch larger with stellar proportions and splendid sea views across Chesil Beach.

The rear garden is laid with attractive patio offering a low maintenance touch; A rear gate allows convenient access from the road. Additionally, a cosy summer house and raised beds provide subtle touches of character and colour to the garden.



- Porch 4'1" x 3'6" (1.27 x 1.07)
- Kitchen 11'11" x 9'10" (3.65 x 3.01)
- Living Room 14'7" x 12'0" (4.45 x 3.66)
- Bedroom One 12'0" x 9'10" (3.66 x 3.01)
- Bedroom Two 11'11" x 8'7" (3.65 x 2.62)
- Bathroom 8'8" max x 5'7" max (2.66 max x 1.71 max )



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>86</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</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	

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.