



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		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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
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		
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