



Instinct Guides You



## Chickerell Road, Weymouth £325,000

- Southerley Aspect Garden
- Off Road Parking
- Three Bedrooms
- Cloakroom & Utility Cupboard
- Open Plan Kitchen/Dining Room
- Lounge With Feature Bay Window
- Close To Schools & Amenities
- Well Presented Throughout



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Wilson Tominey are delighted to present this well-maintained three-bedroom family home, complete with driveway parking and a sunny southerly garden. The property offers an attractive blend of modern open-plan living and practical features, including a kitchen-diner, utility space and cloakroom.

The home has an attractive frontage with ample driveway parking and side access. The brick elevations are highlighted by large bay windows, typical of these popular period homes.

Inside, the property has a warm and welcoming feel. The heart of the home is the contemporary open-plan kitchen and dining room, illuminated by south and west facing windows. This sociable space includes a range of fitted cabinetry and integrated appliances, with a cloakroom and small utility cupboard adding everyday convenience. A sliding door leads through to the front-aspect living room, framed by a feature chimney breast and an attractive rounded bay window.

Upstairs are three bedrooms and the family bathroom. Bedrooms one and two are generous doubles, with the main bedroom mirroring the charming bay window below. Bedroom three is a well-proportioned single, ideal as a child's room, study or guest space. The bathroom completes the accommodation and features a bath with shower over, hand basin and W.C, all set against contemporary tiling.

The rear garden enjoys a bright southerly aspect and features a spacious patio—perfect for outdoor dining and entertaining—leading on to a lawned area with decking, all enclosed by fencing for privacy.

Beautifully positioned close to a wide range of amenities—from schools and local shops to Weymouth's vibrant marina and harbourside—the home also sits within easy reach of the popular Rodwell Trail.

**Living Room 10'10" x 10'9" (3.32 x 3.30)**

**Kitchen/Dining Room 16'1" max x 13'8" max (4.92 max x 4.19 max )**

**Cloakroom 4'1" x 2'6" (1.25 x 0.78)**

**Utility Room 3'8" x 2'6" (1.13 x 0.77)**

**Bedroom One 10'11" x 9'7" max (3.34 x 2.93 max )**

**Bedroom Two 10'9" x 10'7" max (3.30 x 3.25 max )**

**Bedroom Three 7'11" x 6'2" (2.42 x 1.89)**

**Bathroom 10'0" max x 5'7" max (3.07 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			
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		
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