



Instinct Guides You



Aldabrand Close, Chickerell, Weymouth £210,000

- No Chain
- In Need Of Modernisation
- Conservatory
- Garage & Parking
- Cul-De-Sac
- Chickerell



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

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



Situated in a residential cul-de-sac in Chickerell, this two bedroom terraced house is offered for sale with no onward chain and provides an excellent opportunity for modernisation. The property benefits from a conservatory, enclosed rear garden and GARAGE, while being conveniently positioned for local amenities within Chickerell, with Weymouth town centre, harbour and coastline also within easy reach.

The accommodation opens into an entrance hallway, with access into the kitchen and lounge/diner. The kitchen is positioned to the front of the property and is fitted with a range of wall and base units, work surfaces and space for appliances.

The lounge/diner provides space for both sitting and dining areas, with stairs rising to the first floor. To the rear, the conservatory provides useful additional living space with doors opening directly onto the garden.

On the first floor, the landing provides access to two bedrooms and the bathroom. Bedroom one is a good sized double bedroom positioned to the rear, while bedroom two is situated to the front. The bathroom comprises a bath with shower over, wash hand basin and WC.

Outside, the enclosed rear garden is predominantly paved, providing a low maintenance outside space with gated access leading to the garage. The property also benefits from a garage with parking in front situated within a nearby block.

Room Dimensions

Lounge 15'8" x 11'10" (4.79 x 3.63)

Kitchen 8'6" x 7'10" (2.60 x 2.40)

Conservatory 10'6" x 10'2" (3.22 x 3.10)

Bedroom One 12'6" x 11'10" (3.83 x 3.63)

Bedroom Two 11'7" x 5'9" (3.54 x 1.76)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		90	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		69	(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
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.