



Instinct Guides You



Higher End, Chickerell, Weymouth £265,000

- Detached Bungalow
- Garage
- No Onward Chain
- Southerly Garden
- Cul-De-Sac Location
- Two Bedrooms
- Level Walk To Amenities
- Chickerell Village



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A detached two bedroom bungalow situated within the popular residential location of Higher End in Chickerell, offered for sale with no onward chain. The property benefits from a southerly rear garden, and garage, all positioned within easy reach of local amenities, bus routes and the surrounding coastline.

Stepping inside, the entrance hall provides access to the principal accommodation. The lounge is positioned to the front of the property and offers a bright and spacious reception room centred around a feature fireplace with a large window allowing natural light to fill the space.

The kitchen is fitted with a range of modern white wall and base units with complementary work surfaces and space for appliances. A door provides direct access outside creating practicality for everyday living and access into the rear garden.

Both bedrooms are positioned towards the rear of the bungalow. One bedroom benefits from French doors opening directly onto the garden, creating an attractive outlook and additional connection to the outside space. The second bedroom is another comfortable double room overlooking the rear aspect.

The shower room is fitted with a corner shower, WC and wash hand basin with tiled walls completing the space.

Externally, the rear garden enjoys a favourable southerly aspect and has been designed for ease of maintenance with patio and gravelled areas together with raised borders. To the rear of the plot sits the garage, accessed via the side access.

This bungalow presents an excellent opportunity for those seeking single level living within a well established and convenient Chickerell location.



Room Dimensions

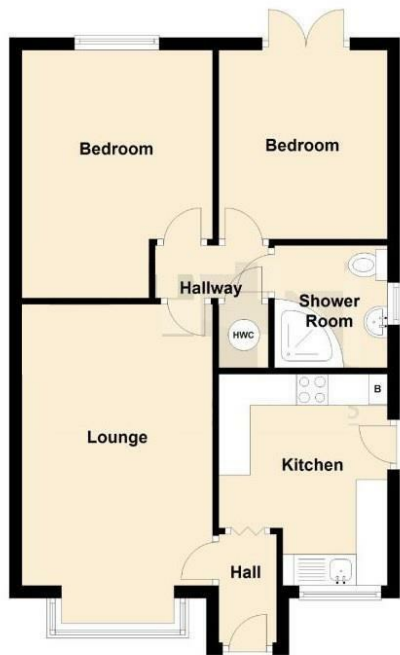
Lounge 16'9" into box bay x 10'0" (5.11m into box bay x 3.05m)

Kitchen 10'7" max x 8'9" (3.25m max x 2.69m)

Bedroom One 12'11" max x 10'0" max (3.96m max x 3.05m max)

Bedroom Two 9'10" x 8'9" (3.02m x 2.69m)

Bathroom



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	
	86
64	
EU Directive 2002/91/EC	
England & Wales	

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	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	

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