



Instinct Guides You



Chickerell Road £175,000

- Ground Floor Apartment
- Private Entrance & Garden
- No Onward Chain
- Two Double Bedroom
- Close To Amenities & Bus Route
- In Need Of Modernisation



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



NO ONWARD CHAIN this TWO DOUBLE BEDROOM GROUND FLOOR flat in a highly convenient location, within walking distance to amenities and bus routes. In need of refurbishment, this property provides fantastic opportunity for improvement, and benefits from a PRIVATE GARDEN and external storage cupboard.

Inside, the apartment is well-proportioned throughout. Both bedrooms are doubles and benefit from built in cupboards, they have ample space for furniture. At the heart of the home, the lounge offers ample space for a variety of furnishings, with a window that provides the room with natural light, overlooking the garden. The kitchen is fitted with a range of cabinetry and work surfaces, complemented by storage cupboards adding to the practicality of the flat. The bathroom comprises of bath, wash basin and toilet.

The private garden has a laid lawn with mature shrubs and trees, boasting ample space for relaxation and entertainment. A pathway leads to give access to the private entrance and outside storage cupboard.

Room Dimensions

Kitchen/Diner 11'10" max x 11'4" max (3.62m max x 3.47m max)

Lounge 12'6" max x 11'10" max (3.82m max x 3.62m max)

Bedroom One 15'3" < 11'11" x 10'11" max (4.67m < 3.64m x 3.35m max)

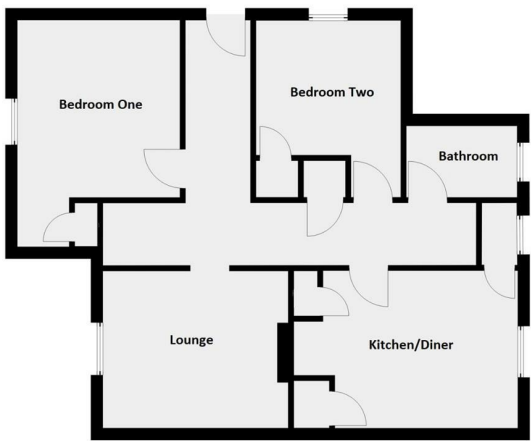
Bedroom Two 11'11" max x 9'9" max (3.64m max x 2.98m max)

Bathroom 7'5" max x 4'9" max (2.28m max x 1.47m max)

Lease & Maintenance Information

The vendor informs us the property has a remaining lease of 82 years, the ground rent is £10.00 per year and the service charge is £308.47 half yearly, holiday lettings are prohibited.

We reccomend these details are checked by a solcitor before incurring costs.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENDOPHA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.