



## The Bindells

Chickerell Weymouth, DT3 4BF



Asking Price  
£220,000 Freehold

**Hull**  
**Gregson**  
**Hull**

# The Bindells

Chickerell Weymouth, DT3 4BF

- Situated In A Highly Popular Location Of Chickerell
- Mid Terrace Ideal Family Home
- Two Double Bedrooms
- Generous Sized Lounge/Diner, Kitchen
- Modern Fitted Family Bathroom
- Two Allocated Parking Spaces
- Low Maintenance Rear Garden
- Ideal Starter Home or Investment
- Close To Well Regarded Schools
- Viewings Highly Advised





Entering the property you are greeted by the light and airy, open plan lounge/diner/kitchen space that occupies the ground floor accommodation. Currently arranged by the vendors with a table and chairs to the front of the property, enjoying views out of the front aspect window, which allows ample amounts of natural light to flood the room. The living area is sizeable enough to house a family size sofa, with the tv stand arranged under the stairs. The kitchen offers a selection of colour matching eye and base level storage cupboards, integral oven and hob, as well as space for a selection of free standing domestic appliances. From the kitchen area, a rear door leads out to the low maintenance rear garden.

Stairs rise to the first floor where bedrooms one, two and the family bathroom are located. Both bedrooms are of double size, with bedroom two offering rear aspect and bedroom one front aspect views. The family bathroom comprises a modern suite with bath and shower over, wash hand basin and WC.

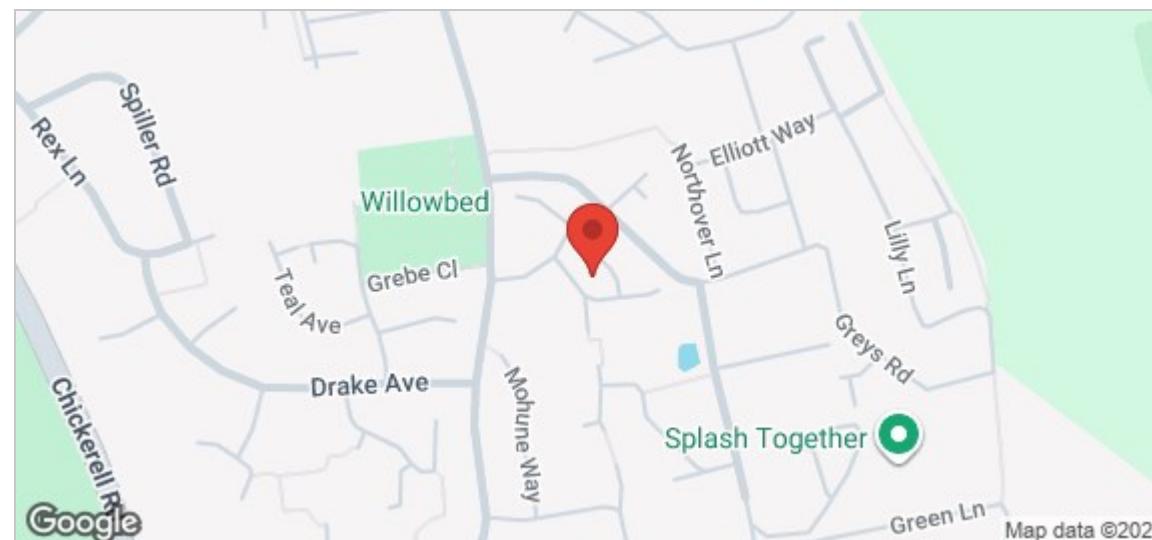
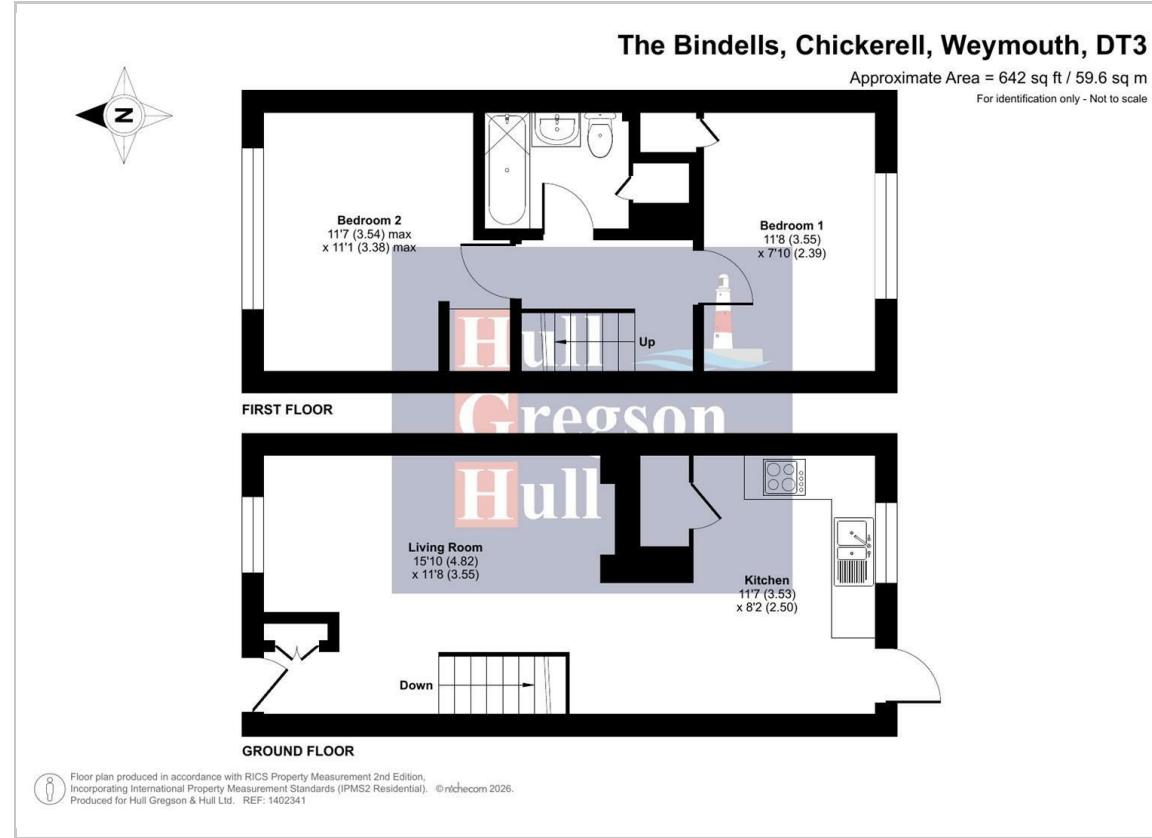
To the front of the property there is the benefit of two allocated parking spaces. The rear garden is a private low maintenance space, laid to patio and enclosed by wooden fence.

Situated in the heart of the ever popular residential location of Chickerell, close to local schools, Doctors surgery, amenities and well serviced public transport links.

\*\*\* Please note under the Estate Agents Act 1979 the vendors are connected to a member of the team who works for Hull Gregson Hull Lettings Ltd. \*\*\*



Situated in the heart of the ever popular residential location of CHICKERELL, WEYMOUTH is this light and airy MID TERRACE FAMILY HOME. Benefiting from a GENEROUS SIZED open plan LOUNGE/DINER/KITCHEN, two double bedrooms and family bathroom. To the front of the property there is TWO ALLOCATED PARKING SPACES, the rear garden is a enclosed LOW MAINTENANCE SPACE. Viewings come highly advised to appreciate the size, space and accommodation on offer.



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**Living Room**  
15'10 x 11'8 (4.83m x 3.56m)

**Kitchen**  
11'7 x 8'2 (3.53m x 2.49m)

**Bedroom One**  
11'8 x 7'10 (3.56m x 2.39m)

**Bedroom Two**  
11'7 max x 11'1 max (3.53m max x 3.38m max)

**Family Bathroom**

#### Additional information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Mid Terrace

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas - Air Source

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.  
[checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)

#### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of

representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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		
EU Directive 2002/91/EC		

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		
EU Directive 2002/91/EC		