



Instinct Guides You



## Maskew Close, Chickerell, Weymouth £240,000

- No Onward Chain
- Garage & Off Road Parking
- Westerly Aspect Garden
- Two Bedroom End Terrace Property
- Additional Side Garden
- Sunny Aspect Conservatory
- Open Plan Lounge/Diner
- Close To Chickerell Amenities



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Welcome to Maskew Close — a two double bedroom home offered with ADDITIONAL SIDE GARDEN in Chickerell. The property offers an open-plan lounge/dining room, a SUNNY ASPECT CONSERVATORY, plus a GARAGE and off-road parking. Offered with no onward chain.

At the heart of the home is the spacious lounge/dining room, providing ample space for a range of furniture and flowing beautifully into the sunny conservatory at the rear. This additional living space enhances the ground-floor footprint and creates a seamless connection between home and garden, with double doors leading outside.

The kitchen is positioned at the front of the property and features a range of modern fitted units along with space for appliances.

Upstairs are two well-proportioned bedrooms and a family bathroom. Bedroom one overlooks the rear garden, while bedroom two sits at the front and benefits from a built-in cupboard. The bathroom includes a bath with shower over, WC and wash hand basin.

Outside, the rear garden enjoys a westerly aspect and features decking leading to a patio area surrounded by mature greenery. Thanks to its sunny position, it offers an ideal space for relaxing or entertaining. Uniquely, a gate leads to an additional plot of land — generous in size and offering excellent versatility.

A garage and off-road parking complete the home. The garage features an up-and-over door and is equipped with electrical outlets.

**Kitchen 9'8" max x 7'6" max (2.97 max x 2.29 max )**

**Lounge 14'2" x 11'10" (4.34 x 3.62)**

**Conservatory 9'4" x 8'9" (2.85 x 2.69)**

**Bedroom One 11'10" x 8'10" (3.63 x 2.71 )**

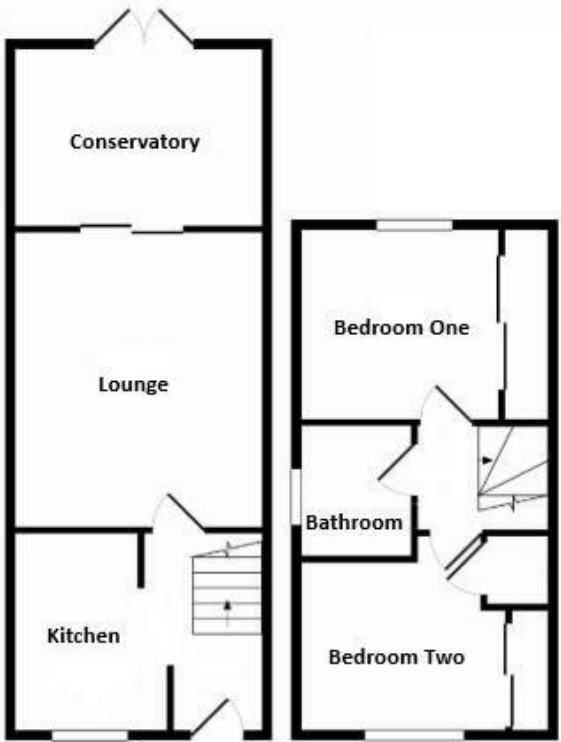
**Bedroom Two 11'9" max x 8'4" (3.60 max x 2.56 )**

**Bathroom 6'3" x 5'5" (1.91 x 1.67)**

**Garage 16'6" x 8'2" (5.05 x 2.51)**

**Agents Notes**

Please note: A neighbouring path divides the rear garden and the additional side garden.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | 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.