



Instinct Guides You



## The Hythe, Chickerell, Weymouth £260,000

- Well Presented Throughout
- Garage & Off Road Parking
- Modern Kitchen/Dining Room
- Fronts Green Space
- Modern Shower Room
- Cul-De-Sac Position
- Close To Range Of Amenities



Registration No. 08079158 Directors /Mr Wilson, Mr Tominey

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WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

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



A beautifully presented two-bedroom home tucked away in a peaceful cul-de-sac, featuring a sunny westerly-aspect garden, a garage and off-road parking. Inside, the property offers a pleasant kitchen/dining room and a smartly remodelled shower room, with a range of local amenities conveniently close by.

Upon entering, you enter the living room, a well presented space with staircase rising to the first floor and large storage cupboard. The room enjoys a front facing aspect to wards a mature green space and flows perfectly into the kitchen/Dining room at the rear.

The open-plan kitchen/dining room has been thoughtfully designed to maximise space, featuring sleek high-gloss units, an integrated oven, hob and extractor, along with room for further appliances.

Upstairs, there are two well-proportioned bedrooms and a modern family shower room, all tastefully decorated. Both bedrooms offer generous space for furnishings, while the shower room features a large step-in shower, hand basin and W.C., finished with contemporary panelling for a clean, modern look.

The westerly-aspect garden is a standout feature, beginning with a patio area perfect for entertaining and enjoying the afternoon sun. It continues onto low-maintenance artificial lawn with planted borders, leading to the garage, which benefits from a pedestrian access door. A parking space is conveniently located in front of the garage.



**Lounge 13'2" x 13'0" max (4.03 x 3.98 max )**

**Kitchen Dining Room 13'2" x 10'0" (4.02 x 3.05)**

**Bedroom One 13'2" x 9'9" (4.03 x 2.98)**

**Bedroom Two 9'10" x 6'11" (3.01 x 2.12)**

**Bathroom 5'9" x 5'3" (1.77 x 1.61)**

**Garage 16'10" x 8'2" (5.14 x 2.50)**



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 <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			
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.