



Reedling Close | | Weymouth | DT3 5RX

£240,000

BEAUMONT  JONES

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We are delighted to offer this immaculate two double bedroom terraced house located within a quiet cut-de-sac in the popular location of Broadway. This would make an excellent first time purchase offering two allocated off road parking spaces, lounge/diner, kitchen, conservatory, Westerly facing rear garden and great transport links to Weymouth & Dorchester.

- Two Double Bedroom Terraced House
- Immaculate Throughout
- Conservatory
- Westerly Facing Rear Garden
- Quiet Cul-De-Sac In Broadway
- Two Allocated Off Road Parking Spaces
- Close to Local Amenities
- Ideal First Time Buy

Full Description

Entrance into the property is via a front aspect double glazed door leading into a hallway with stairs rising to the first floor, wall mounted radiator and a wooden glazed door leads through to the lounge/diner. The lounge/diner offers a front aspect double glazed window, open space under the stairs for a sofa, built in under stair storage cupboard, wall mounted radiator, wall mounted contemporary electric fire and a wooden glazed door leads through to the kitchen. The kitchen is a generous size offering a rear aspect double glazed window, rear aspect double glazed door leading into the conservatory, a range of eye and base level units with work surfaces over, integral electric oven with inset four ring electric hob and extractor fan over, integrated fridge/freezer, space and plumbing for a washing machine, space for an under counter fridge/tumble dryer, wall mounted gas combi boiler and a wall mounted radiator. The double glazed conservatory has dual aspect windows overlooking the Westerly facing rear garden, rear aspect patio doors leading out onto the garden and wall lighting.



This property is the perfect time to purchase offering two allocated off road parking spaces and a Westerly facing rear garden.



The first floor offers a landing area with loft access with a pull down ladder, partially boarded and fully insulated. Doors lead to two double bedrooms and the bathroom. Bedroom one is a generous sized double with a front aspect double glazed window with far reaching views over hill tops, large built in cupboard/wardrobe and a wall mounted radiator. Bedroom two is a double offering a rear aspect double glazed window with far reaching views over hill tops, double built in wardrobes and a wall mounted radiator. The bathroom has a rear aspect double glazed window, panel enclosed bath with a wall mounted electric shower system over, low level WC, wash hand basin, shaver light point and a wall mounted radiator.

Outside offers a fence enclosed Westerly facing rear garden laid to patio offering low maintenance with planed borders and shrubs. There is gated rear access leading out onto a car park for additional allocated parking. The front of the property offers a garden area laid to shingle and patio with planted shrubs and a beautiful rose bush. The property comes with two allocated off road parking spaces, one to the front of the property and the second to the rear of the property.

The property sits within a quiet cul-de-sac in Broadway offering great transport links to Weymouth & Dorchester. There is a shopping centre close by offering a range of shops, takeaways, doctor's surgery and a pharmacy.

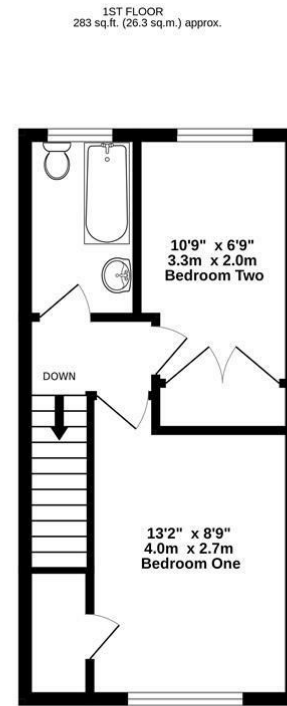
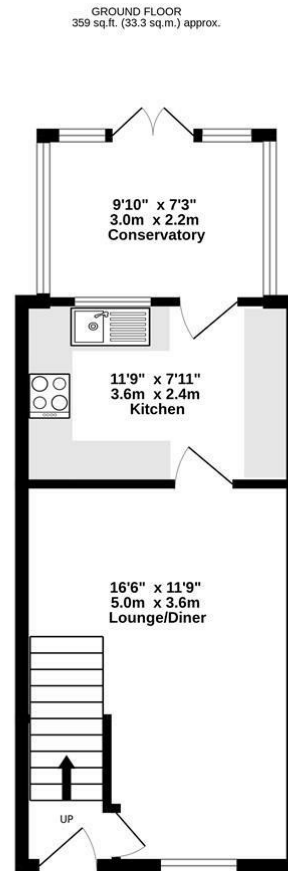
Rating Authority Dorset (Weymouth & Portland) Council. Council Tax Band B. Services Gas central heating. Mains electric & drainage.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		70	
(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	



TOTAL FLOOR AREA: 642 sq.ft. (59.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We value more than your property