



Willerby Close | Redlands | Weymouth | DT3 5FG

£269,950

BEAUMONT  JONES

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Offered with no onward chain, we are delighted to offer a modern two double bedroom end-of-terrace house situated within the popular area of Redlands. This perfect first time purchase boasts an enclosed walled rear garden, allocated off road parking for one vehicle, modern style fitted kitchen, downstairs cloakroom, lounge/diner with patio doors leading out onto the rear garden, two double bedrooms and a modern style bathroom suite.

- Modern Two Double Bedroom End-of-Terrace House
- Great School Catchment
- Perfect First Time Purchase
- Lounge/Diner & Modern Style Fitted Kitchen
- No Onward Chain
- Redlands Location
- Allocated off Road Parking For One Vehicle
- Enclosed Walled Rear Garden
- Downstairs Cloakroom

Full Description

Entrance into the property is via a front aspect double glazed door leading into a warm and welcoming hall with stairs rising to the first floor, front aspect double glazed window, open under stairs storage and doors lead through to the principle rooms. The spacious cloakroom has a side aspect double glazed window, low level WC and a wash hand basin. The modern style fitted kitchen comprises eye and base level units with work surfaces over, integral double oven with inset four



This perfect first time purchase is located within the popular location of Redlands with local amenities and well-regarded schools close by.



ring gas hob and extractor fan over, integrated dishwasher, space and plumbing for a washing machine and fridge/freezer and a front aspect double glazed window. The spacious lounge/diner has a set of rear aspect double glazed patio doors leading out onto the garden, rear aspect window and plenty of space for furniture and a dining table and chairs.

The first floor offers a landing area with a side aspect double glazed window, loft access via a hatch, built-in airing cupboard and doors lead through to the two double bedrooms and modern style bathroom. Bedroom one is a generous sized double with two front aspect double glazed windows and plenty of space for furniture and a large bed. Bedroom two is a further double with a rear aspect double glazed window and plenty of space for furniture and a double bed. The bathroom has a modern style suite comprising a panel enclosed bath with shower attachment over, low level WC, wash hand basin, wall mounted towel rail heater and a rear aspect double glazed window.

Outside boasts an enclosed walled garden laid to patio, lawn and decking with gated rear access leading out onto the car parking. There is allocated off road parking for one vehicle within the car park. The front garden is laid to lawn and Pickett fence enclosed with a path leading to the front door.

The property sits within a popular development



located off Dorchester Road, Redlands. There is a play park just moments away and beautiful walks over the fields are close by. This property sits within a great school catchment with Radipole Primary and Wey Valley Academy just a short stroll away. M&S garage is located at the top of the road with plenty of other supermarkets and local amenities within easy reach as well as a regular bus service serving Weymouth & Dorchester.

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

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

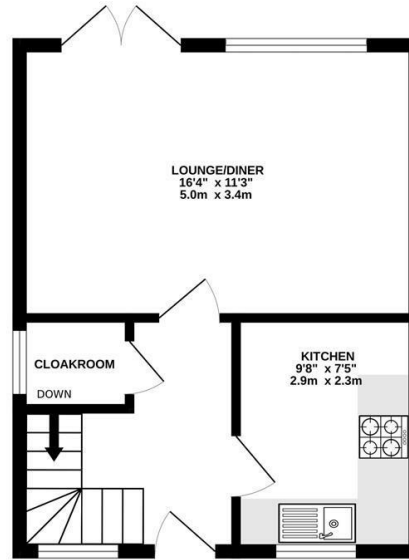
Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

Offered with no onward chain.

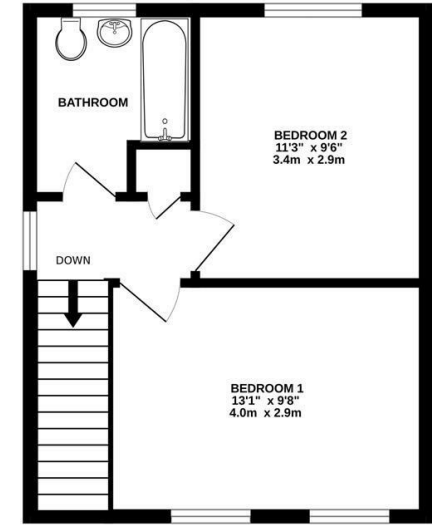


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR
342 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA: 683 sq.ft. (63.5 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

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