



Instinct Guides You



## Reedling Close, Broadway, Weymouth £170,000

- No Onward Chain
- Low Maintenance Rear Garden
- Close To Bus Route & Amenities
- One Bedroom Home
- Conservatory At Rear
- Broadway, Weymouth



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Wilson Tominey are delighted to offer this one bedroom property with low maintenance WESTERLY ASPECT GARDEN & PARKING. Positioned close to attractive walks and local amenities the home offers modern open plan living and a convenient position.

The open-plan layout of the ground floor provides a bright inviting room with dual aspect windows that beautifully illuminate the space. With ample space for a range of furniture the living area of the room seamlessly blends the two areas.

The kitchen has a range of fitted cabinetry and ample worksurface with space for undercounter appliances and whitegoods. It offers an integrated oven and hob. A door leads into the conservatory at the rear further increasing the footprint of the home with double doors that lead to the garden.

Ascending to the first floor there is a double bedroom and family bathroom. The spacious double bedroom, features built-in storage and a front aspect window that floods the room with natural light. This room easily accommodates a range of bedroom furnishings. The bathroom comprises a bath with shower over, wash hand basin and W.C set against white tiling.

The private, enclosed garden has been finished with a low-maintenance approach in mind and enjoys a sunny westerly aspect.

Additional benefits of this property include an allocated parking space.

- Bathroom 9'8" x 4'8" (2.97 x 1.43)
- Bedroom 12'11" max x 11'9" max (3.96 max x 3.60 max )
- Kitchen / Living Space 22'2" x 11'8" (6.78 x 3.57)
- Conservatory 9'4" x 6'1" (2.87 x 1.87)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		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.