



AUSTIN 
ESTATE AGENTS

Nuthatch Close

Broadway

Weymouth

Dorset

DT3 5SH

Offers in Excess of £185,000

SUMMARY

- End Terrace House
- Immaculately Presented Throughout
- One Double Bedroom
- Light & Airy Lounge
- Modern Fitted Kitchen
- Modern Bathroom
- Gas Central Heating & Double Glazing
- Attractive Garden
- Allocated Parking
- No Onward Chain





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Lounge 14' 3" max into bay x 11' 2" (4.35m max into bay x 3.40m)

Kitchen 9' 2" x 7' 3" (2.80m x 2.20m)

FIRST FLOOR

First Floor Landing

Bedroom 12' 4" x 8' 10" plus recess (3.75m x 2.70m plus recess)

Bathroom 7' 3" x 5' 11" (2.20m x 1.80m)

OUTSIDE

Garden

Allocated Parking

THE PROPERTY

We are delighted to present to the market this fabulous one bedroom house, which has been refurbished throughout to a very high standard. The property enjoys a light and airy lounge, modern fitted kitchen, double bedroom and modern bathroom with brand-new carpets, gas central heating, double glazing, an attractive garden and allocated parking. The property is offered for sale with no onward chain.

An entrance door leads into a spacious lounge with a double glazed bay window to the front aspect. At the rear of the room, stairs ascend to the first floor and a door gives access to the kitchen. The kitchen is stylishly fitted with a modern range of matching, shaker style, eye level and base units, colour co-ordinated worktop services, integral gas hob, electric oven and stainless steel extractor canopy and space for additional domestic appliances. A large understairs cupboard provides additional valuable storage space.

The first floor landing enjoys natural light from a side aspect double glazed window with doors leading to the bedroom and bathroom. The bedroom has a double glazed window with attractive views over the garden and has the added advantage of built in wardrobes and linen cupboard. The bathroom features a white suite comprising a WC, pedestal wash hand basin and panelled bath with shower over and complementary tiling to the walls.

Externally, to the front of the property is an attractive garden, which is predominantly laid to lawn with pleasantly planted borders of shrubs, flowers and soft fruits. The property benefits from private allocated parking for one car. An outside, locked storage cupboard hosts the gas meter and provides a useful space for garden tools.

The property is situated in the sought-after residential location of Broadway. Bus routes are close to hand providing access to surrounding areas including Weymouth Town and Seafrost. It is also within easy access of Weymouth relief road giving access to the county town of Dorchester and beyond. The property is also within close proximity to a mainline station with routes to both London and Bristol. There is a local shopping centre approximately a quarter of a mile away which offers a range of local shops and amenities including a doctor's surgery.

For further information, or to make an appointment to view, please contact Austin Estate Agents.



FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: A TENURE: Freehold

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MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.