



AUSTIN   
ESTATE AGENTS



## Reedling Close

Broadway

Weymouth

Dorset

DT3 5RU

Offers in Excess of £200,000

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### SUMMARY

- End Terraced Home
- Two Bedrooms
- Light & Airy Lounge / Diner
- Modern Fitted Kitchen
- Conservatory
- Family Bathroom
- Double Glazing & Gas Central Heating
- Front & Rear Gardens
- Allocated Parking
- No Onward Chain







## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

Entrance Hallway

Kitchen 7' 9" x 7' 8" (2.36m x 2.34m)

Lounge / Diner 16' 9" x 11' 9" (5.10m x 3.58m)

Conservatory 6' 10" x 6' 5" (2.08m x 1.96m)

### FIRST FLOOR

First Floor Landing

Bedroom One 12' 1" x 8' 7" (3.68m x 2.62m)

Bedroom Two 10' 5" x 6' 9" (3.18m x 2.06m)

Bathroom 7' 7" x 4' 9" (2.31m x 1.45m)

### OUTSIDE

Front Garden

Rear Garden

Allocated Parking Space



## THE PROPERTY

We are delighted to offer to the market, with no onward chain, a deceptively spacious end terraced home situated in the ever popular location of Broadway. The property benefits from a light and airy lounge, modern fitted kitchen, conservatory, two bedrooms and a family bathroom with gas central heating and double glazing. Externally, there are gardens to the front and rear as well as allocated parking. Please note there is an incumbent tenant within the property, who would like to stay, making these an ideal investment opportunity, however it is available for all to view.

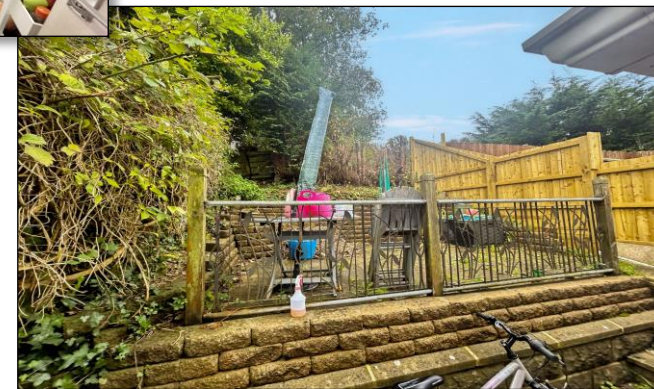
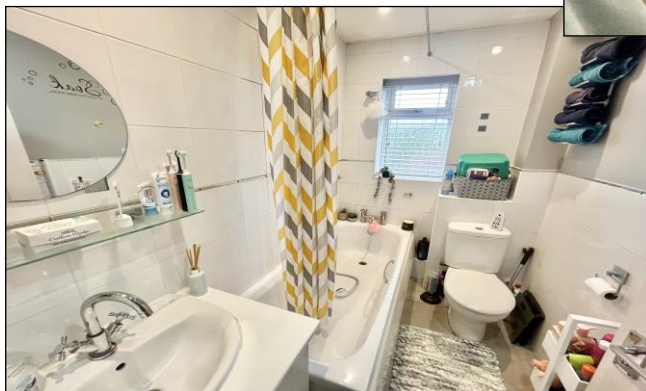
Upon entering the property there is an entrance hallway providing access to the kitchen and lounge / diner. The modern fitted kitchen is situated to the front of the property and is fitted with a range of eye and base level storage cupboards, integral four ring gas hob, double oven and stainless steel extractor canopy with space for additional domestic appliances. The lounge / diner is a spacious room with ample space for both lounge and dining furniture and stairs ascending to the first floor. Large patio doors at the rear of the room lead to the conservatory. The conservatory has dual aspect windows overlooking the rear garden with a door providing access.

Stairs rise to the first floor where the two bedrooms and family bathroom are located. Bedroom one is a sizeable rear aspect double bedroom with views over the rear garden, which further benefits from fitted wardrobes. Bedroom two is a front aspect room enjoying elevated views over the surrounding area. The family bathroom features a white suite comprising a panelled bath with shower over, vanity wash hand basin and WC.

To the front of the property there are planted areas, with steps ascending to the front door. The rear garden is easy to maintain and is divided into three tiers; all of which are paved. To the front is an allocated parking space for one vehicle.

The property is situated in the popular residential location of Broadway. Bus routes are close to hand providing access to surrounding areas including Weymouth town centre and seafront. 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. A local shopping centre, a short drive away, offers a range of local shops and amenities including a doctor's surgery and library.

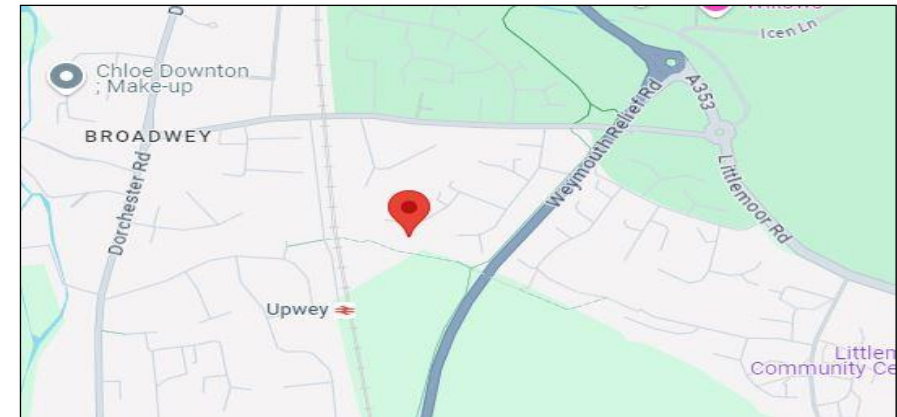
For further information, or to make an appointment to view, please contact Austin Estate Agents.



**FLOORPLAN:**



**LOCATION:**



**EPC:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX RATING: B      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.