



Springfield Road | Broadway | Weymouth | DT3 5RN

Offers Over £225,000



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Offered with no onward chain, we are delighted to offer a two double bedroom end-of-terrace house occupying a corner plot with a detached garage and off road parking for two vehicles located within the popular location of Broadway. This excellent first time purchase/upsize boasts a spacious living room, kitchen/diner, conservatory, enclosed rear garden with gated side access, brick built side storage shed with power and lighting running the length of the house, modern style bathroom suite and front and side gardens. Viewing is a must to be appreciated.

- Two Double Bedroom End-of-Terrace House
- Front, Side & Rear Gardens
- Kitchen/Diner
- Excellent First Time Purchase/Upsize
- Close To Excellent Transport Links, Local Amenities & Well-Regarded Schools
- Corner Plot
- Detached Garage & Off Road Parking For Two Vehicles
- Conservatory
- No Onward Chain

Full Description

Entrance into the property is via a front aspect double glazed door leading into a porch with a wooden glazed door leading into the hallway with stairs rising to the first floor and a wooden glazed door leads through to the living room and further ground floor accommodation. The spacious living room has plenty of space for furniture, front aspect double glazed window, built-in under stairs storage cupboard and a wooden glazed door leads through to the kitchen/diner. Offering great space and a wide range of eye and base level units with work surfaces over, gas cooker with extractor fan over, space and plumbing for a washing machine, space for a



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fridge/freezer. space for a table and chairs, kitchen cupboard houses the gas boiler, rear aspect double glazed window and a rear aspect double glazed door leads into the conservatory. The double glazed conservatory is a great addition and can be used as a dining room or a great relaxation area overlooking the garden boasting dual aspect windows, wall mounted radiator, power points, wall lighting and a side aspect sliding door leads out onto the rear garden.

The first floor offers a landing area with loft access via a hatch, built-in airing cupboard and doors lead through to the two bedrooms and bathroom. The master bedroom is a generous sized double with a rear aspect double glazed window. Bedroom two is a small double offering a built-in storage cupboard over the stairwell and a front aspect double glazed window. The bathroom has a suite including a panel enclosed bath with a wall mounted shower system over and screen attached, low level WC, wash hand basin and a side aspect double glazed window.

The house is situated on a corner plot offering front and side gardens laid to lawn with planted shrubs. The enclosed garden is low maintenance laid to artificial grass with a path leading to the gated side access which leads out onto the detached garage and parking. There is a brick built storage shed with power and lighting running the length of the house. There is a driveway providing off road parking for two vehicles. The garage has an up and over door with power and lighting.

The property sits within the popular location of 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. Primary and secondary Schools are close by and the Upwey train station is just a short stroll away with a direct line to London



Waterloo.

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

Disclaimer: - Beaumont Jones and their clients have no
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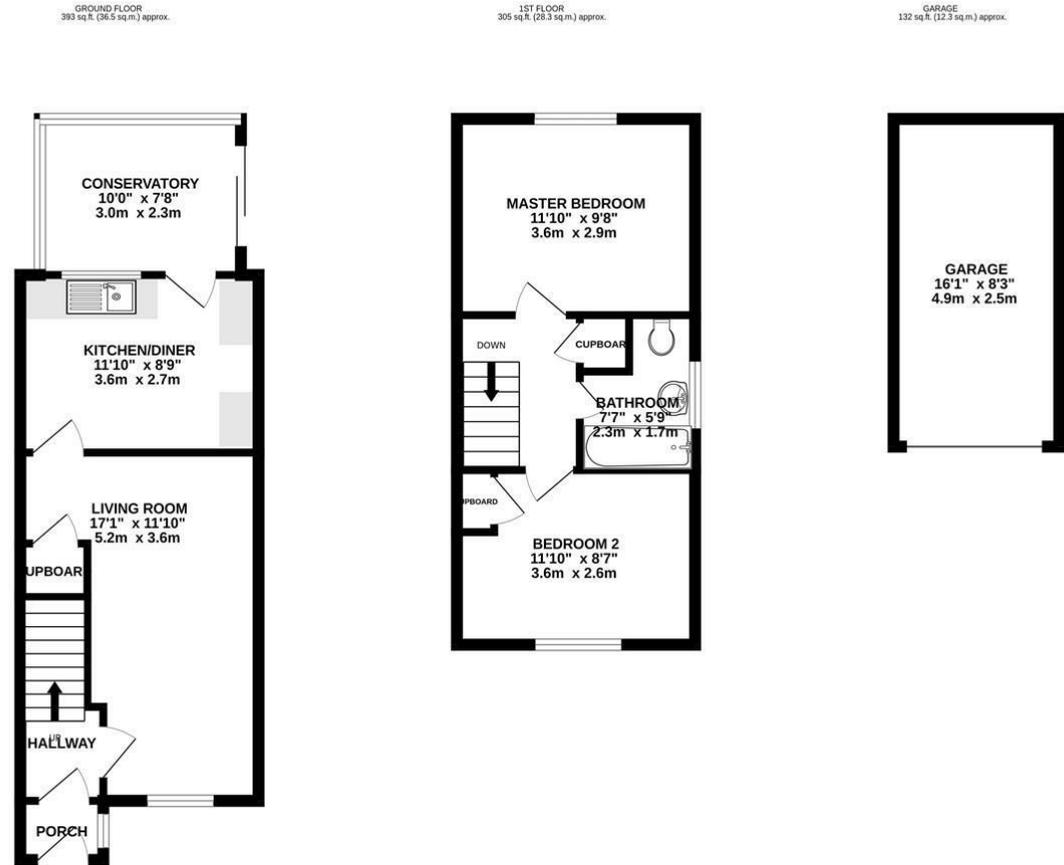
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	86
(69-80) C	
(55-68) D	68
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



TOTAL FLOOR AREA : 831 sq.ft. (77.2 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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