



Instinct Guides You



## Bridlebank Way, Weymouth Guide Price £220,000

- Garage In A Block
- Modern Kitchen & Bathroom
- Close To Upwey TRAIN STATION
- Two Double Bedroom
- Landscaped Rear Garden
- Attractive Position Set Back From Road



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With GARAGE a well presented two DOUBLE bedroom house in Broadway offering a low-maintenance garden. Positioned close to TRAIN STATION with easy access to Dorchester & Weymouth it offers convenience with a modern interior.

Step inside through a sheltered porch into a welcoming hallway where stairs rise to the first floor. The lounge sits to the front of the house and benefits from a large window that fills the room with natural light and useful under-stairs storage. Beyond, a modern fitted kitchen features ample cabinetry, and worktop space with integrated appliances and room for a washing machine. A rear door from the kitchen opens onto a large decked area that leads to the garden.

Upstairs there are two comfortable double bedrooms. The contemporary bathroom is fitted with a bath with shower over, hand basin and W.C set against contemporary tiling.

Outside, the enclosed rear garden is designed for easy upkeep, mainly laid to decking that continues to a large patio area with gated rear access, an external power point, water supply and a garden shed. The front garden is laid to lawn with a path to the front door, and a single garage with an up-and-over door in a nearby block provides secure parking or extra storage.



**Living Room 17'2" x 8'3" (5.24 x 2.52)**

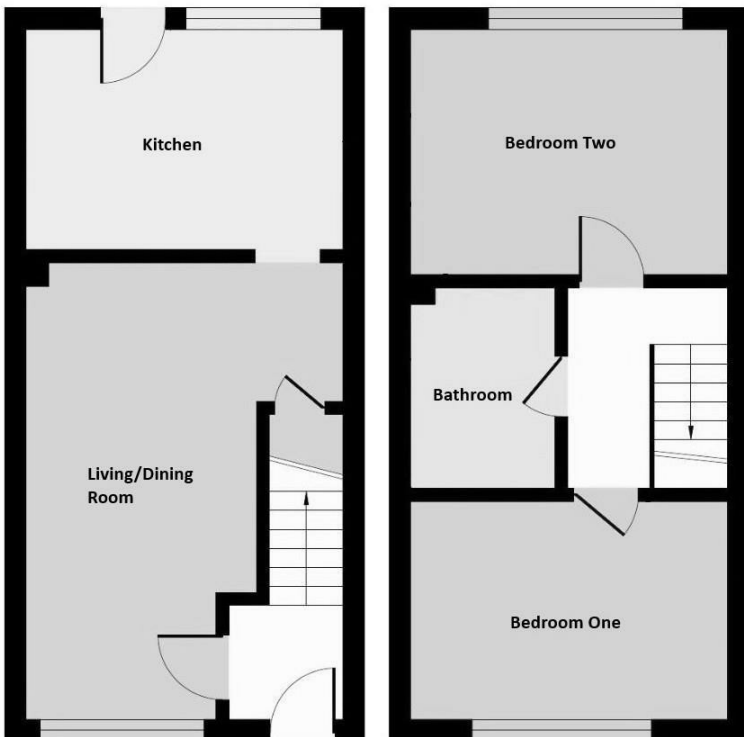
**Kitchen 11'10" x 8'5" (3.62 x 2.57)**

**Bedroom One 11'11" into wardrobe x 9'7" (3.64 into wardrobe x 2.93)**

**Bedroom Two 11'11" x 9'8" max (3.64 x 2.95 max )**

**Bathroom 9'6" x 5'7" (2.92 x 1.71)**

**Garage 15'6" x 7'9" (4.73 x 2.37)**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus)		
A	(81-91)		88
B	(69-80)		
C	(55-68)		71
D	(39-54)		
E	(21-38)		
F	(1-20)		
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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