



Littlemoor Road | Broadway | Weymouth | DT3 5PN

£175,000

BEAUMONT  JONES

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We are delighted to offer a spacious one double bedroom end-of-terrace freehold house situated on a generous sized corner plot within the popular location of Broadway. This property would make an excellent first time purchase boasting a conservatory, generous sized lounge/diner, kitchen, bathroom, communal off road parking and a generous sized enclosed private garden. Viewing is a must to be appreciated.

- One Double Bedroom End-of-Terrace Freehold House
- Perfect First Time Purchase
- Conservatory
- Generous Sized Enclosed & Private Garden
- Generous Sized Corner Plot
- Communal off Road Parking
- Spacious Lounge/Diner
- Close to Local Amenities & Good Transport Links

Full Description

Access to the property is via a pedestrian footpath with a gate leading into the garden and entrance into the property is via a set of double glazed sliding patio doors leading into the double glazed conservatory with dual aspect windows, wall lighting, this is the perfect relaxation room overlooking the garden. A double glazed door leads into a spacious lounge/diner with stairs rising to the first floor, dual aspect double glazed windows, plenty of space for furniture and a table and chairs. An archway leads through to the kitchen with eye and base level units with work surfaces over, integral oven with inset four ring electric hob and extractor fan over, space and plumbing for a washing machine, front aspect double glazed window and a wall mounted gas



This perfect first time purchase is located on a generous sized plot offering a larger than average enclosed garden.



boiler.

The first floor has a landing area offering a built-in storage cupboard, loft access via a hatch and doors lead through to the double bedroom and bathroom. The bedroom is a generous sized double offering great space for a large bed and furniture, front aspect double glazed window and a fitted wardrobe. The bathroom has a suite including a panel enclosed bath with a wall mounted mixer shower system over, wash hand basin, low level WC and a front aspect double glazed window.

Outside boasts a generous sized fence enclosed garden laid to patio, artificial grass and shingle with borders laid to slate. Planted shrubs and trees and a garden shed. There is communal off road located within a car park behind the property.

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 A. Services Gas central heating. Mains electric & drainage.

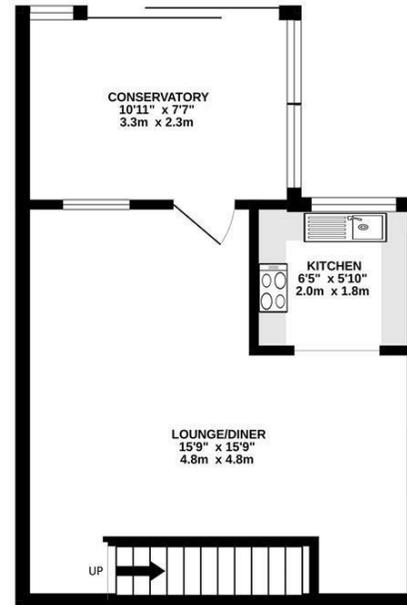
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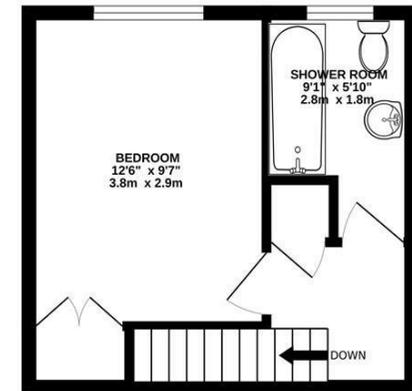


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			68
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
330 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR
229 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA: 559 sq.ft. (52.0 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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