



Brambling Close | Broadway | Weymouth | DT3 5SX

£225,000



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Tucked into a Cul-de-Sac in Broadway is this pleasant two bedroom home with garage/parking and southerly garden. The home enjoys excellent proportions throughout and a configuration which promotes additional kitchen/diner space. Presented with no onward chain, this property is an ideal first time buy or investment with scope to improve throughout the property.

- Garage and Parking
- Southerly Garden
- Spacious Kitchen
- Broadway
- End of Terrace
- No Onward Chain
- Well Proportioned Throughout
- Cul-de-Sac Position

Full Description

The home is tucked into the corner of Brambling Close, at the end of the terrace with door via the side access. The block to the left hosts the garage and a bay to the right hosts the designated parking space.

Stepping inside, the initial hallway opens up into the spacious kitchen diner. Units wrap around three of the walls for an abundance of storage and preparation space with ample room for a small dining table and chairs, also. Tiled floor offers low maintenance with oven and hob integrated as well as space for a dishwasher or washing machine as well as fridge freezer to the end.



Tucked away in a quiet cul-de-sac, the property enjoys two well proportioned bedrooms and spacious living spaces downstairs.



To the rear, the living room occupies the remainder of the ground floor with patio doors to the garden utilising the southerly aspect for light. There is ample floorspace for an array of furnishings with stairs in the room to the first floor.

Upstairs, the main bedroom can be found to the initial left. A spacious double, the main room spans the width of the property with a southerly window creating a sense of light. Opposite, the family bathroom comprises of bath, toilet and basin and is finished in white tiles with a window to the side of the property.

Completing the first floor is the second bedroom - a small double with reasonable proportions and a built-in storage cupboard above the stairs.

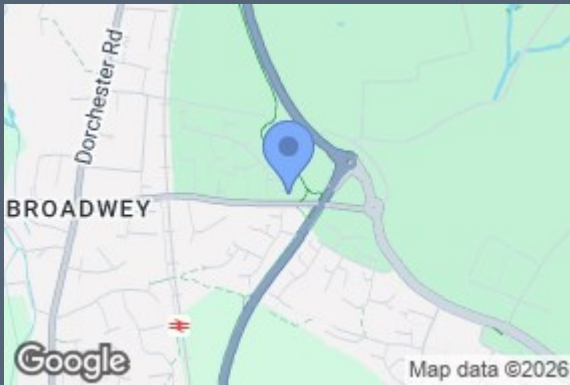
The property has scope to improve throughout and would be an excellent first time purchase or prospective investment.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band B.

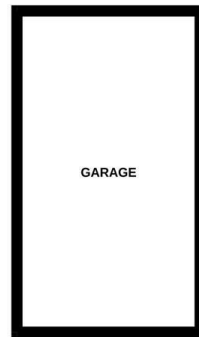
Services: - Mains gas, electric & drainage.

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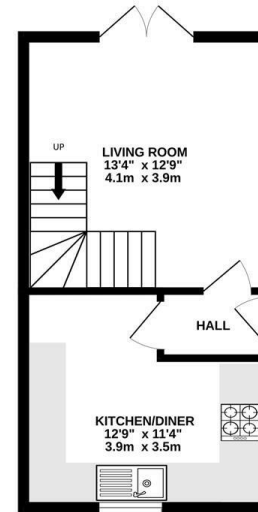
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales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



GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 790 sq.ft. (73.4 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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