



Camedown Close | Broadway | Weymouth | DT3 5RB

Offers Over £205,000

BEAUMONT  JONES

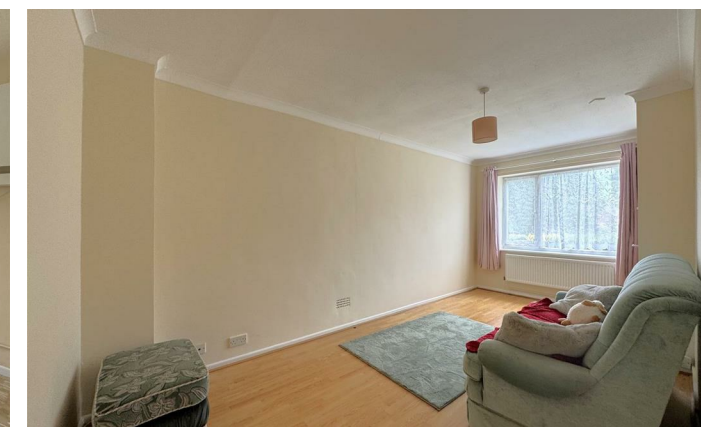
**Camedown Close | Broadway
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Offers Over £205,000**

Offered with no onward chain, we are pleased to offer a two double bedroom end-of-terrace house with a larger than average garden and plot size in a tucked-away position in Broadway. Re-decorated throughout the property comes with a garage located within a block, front, side and rear gardens, living room, kitchen/Diner, two bedrooms and bathroom. This would make a perfect first time purchase/downsize and is conveniently located next to Upwey train station with the opportunity to park for free in the car park.

- Two Double Bedroom End-of Terrace House
- Larger Than Average Rear Garden & Plot Size
- Garage In a Block
- Kitchen/Diner
- No Onward Chain
- Perfect First Time Purchase/Downsize
- Next to Upwey Train Station
- Tucked-away Position In Broadway

Full Description

Entrance into the property is via a front aspect double glazed door leading into a hall with stairs rising to the first floor and a wooden glazed door leads through to a spacious living room with a front aspect double glazed window overlooking the front garden, built-in under stairs storage cupboard and a wooden glazed door leads through to the kitchen/Diner. The kitchen comprises eye and base level units with work surfaces over, space for a freestanding cooker, space and plumbing for a



This property offers a larger than average rear garden with great scope to extend subject to planning permission.



washing machine, space for a fridge/freezer, wall mounted gas boiler, rear aspect double glazed window, rear aspect double glazed door leading out onto the garden and space for a table and chairs.

The first floor boasts a landing area with loft access via a hatch, built-in airing cupboard and doors lead through to the two bedrooms and bathroom. Bedroom one is located at the rear of the house with a rear aspect double glazed window overlooking the rear garden and Upwey train station. Bedroom two is located at the front of the house with a front aspect double glazed window and a built-in storage cupboard over the stairs. The bathroom has a suite comprising a panel enclosed bath with a wall mounted shower system over, low level WC, wash hand basin and a side aspect double glazed window.

Outside boasts a larger than average garden and great suntrap. The garden is mainly laid to hard standing with a patio area abutting the property. Planted borders and shrubs. There is a large area to the side of the house part of the garden laid to hard standing with great scope to extend subject to planning permission. Gated side access leads to the front garden laid which is laid to lawn with a path leading to the main front door. The garage is located within a block having an up and over door. There is a rear pedestrian footpath leading down to the garage.



The property sits within the popular location of Broadwey 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 authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

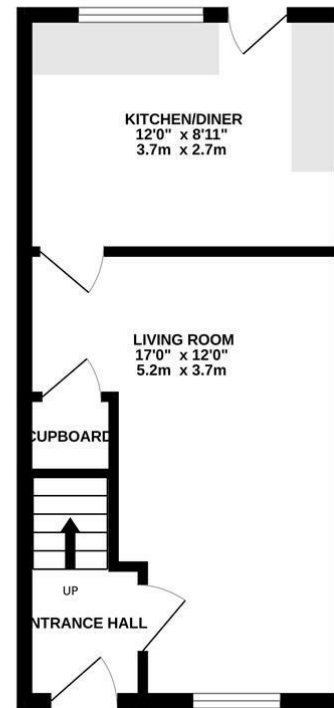
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Offered with no onward chain.

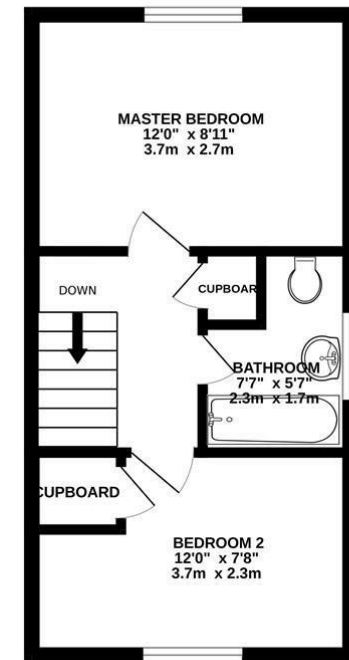


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
312 sq.ft. (29.0 sq.m.) approx.



1ST FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA: 604 sq.ft. (56.1 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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