



Nuthatch Close

Broadway, Weymouth DT3 5SH

- Two Double Bedrooms
- Well Presented Throughout
 - Attractive Garden
 - Modern Fitted Kitchen
 - Allocated Parking Space
- Extended Home
- Cul-De-Sac Location, Broadway
 - No Onward Chain
 - Close To Local Transport Links
 - Ideal First Starter Home or Investment

Offers In Excess Of £220,000 Freehold



SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge

16'6" x 12'4"

Kitchen

15'8" x 10'7"

Dining Area

9'4" x 14'7"

FIRST FLOOR

First Floor Landing

Bedroom One

13'7" x 16'0"

Bedroom Two

13'4" x 8'0"

Bathroom

OUTSIDE

Front Garden

Rear Garden



We are delighted to offer for sale, with no onward chain, this modern and extended two-bedroom home presented in excellent condition throughout. The property benefits from double glazing, gas central heating and an allocated parking space. Recently redecorated, the accommodation includes two reception rooms, two double bedrooms and a family bathroom. An early viewing is highly recommended.

The ground floor comprises an entrance hallway with stairs to the first floor and access to the front-facing lounge, which enjoys plenty of natural light. A door leads through to the kitchen/diner, fitted with a range of matching wall and base units, ample worktop space, tiled splashbacks and a breakfast bar. An open flow leads into the dining room, providing excellent space for entertaining and benefitting from a large skylight and doors opening onto the rear garden.

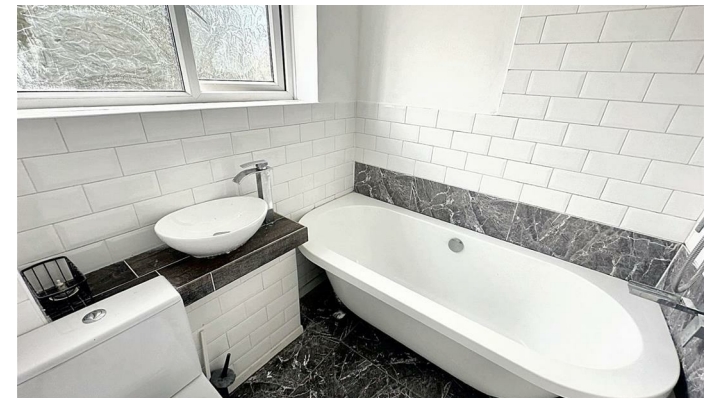
To the first floor are two double bedrooms. Bedroom one is positioned to the front and features a built-in wardrobe, while bedroom

two overlooks the rear garden and offers ample space for bedroom furniture. The family bathroom comprises a bath with shower over, wash hand basin and WC.

Externally, the front garden is fully enclosed and designed for low maintenance with shingle. To the rear is a beautifully landscaped garden with artificial lawn and a seating area, ideal for evening sun. The property also benefits from an allocated parking space.

Situated in the popular residential area of Broadway, the property is close to local amenities, schools, bus routes, Weymouth town centre and seafront, the relief road and a mainline railway station with services to London and Bristol.

For further information or to arrange a viewing, please contact Austin Estate Agents.



Local Authority **Dorset Council**
Council Tax Band **B**
EPC Rating **D**



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 errors, omissions or misstatements. 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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