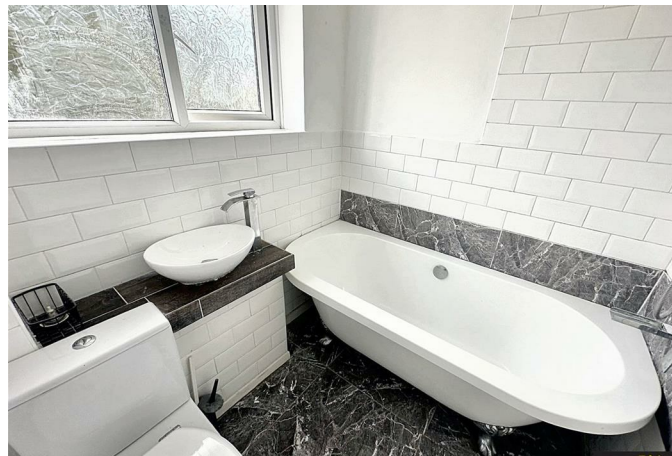




## Nuthatch Close , Weymouth DT3 5SH

- Two Double Bedrooms
- Immaculately 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**

Austin Estate Agents are delighted to offer for sale this modern two bedroom extended house presented in excellent condition. The property benefits an allocated parking space from double glazing, gas central heating and comes to the market with no onward chain. This beautifully presented home has been freshly redecorated and boasts two reception rooms, two double bedrooms and a family bathroom.

On the ground floor, an entrance door leads into hallway with stairs to the first floor door off to lounge. The lounge positioned to the front of the property benefits from a front aspect window allowing the sun to pour in whilst a door leads into the kitchen / diner. The kitchen is fitted with a range of matching eye level and base units with ample worktop surfaces whilst featuring a modern tiled splash back and breakfast bar. An opening naturally flows into the dining room, offering plenty of space for family dining and entertainment, a large skylight allowing light to flood into the room and doors to the back garden.

The first floor offers two double bedrooms. Bedroom one is situated to the front of the property and has the added advantage of a built-in wardrobe whilst bedroom one is positioned at the back of the

property with further space for bedroom furnishings and a view overlooking the garden. The bathroom comprises bath with shower over, wash hand basin and WC.

Externally, to the front is a fully enclosed, easy to maintain garden, which is predominantly laid to shingle. The beautifully landscaped, low maintenance, garden offers artificial lawn with a rear seating area, perfect for catching the evening sun. The property further benefits from an allocated parking space.

The property is situated in the sought-after residential location of Broadway. Bus routes are close to hand providing access to surrounding areas including Weymouth Town and Seafront. It is also within easy access of Weymouth relief road giving access to the county town



Local Authority  
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 error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for 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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**Weymouth Office**

115 Dorchester Road, Weymouth, Dorset,  
DT4 7JY

**Contact**

01305 858470  
[info@austinpropertyservices.co.uk](mailto:info@austinpropertyservices.co.uk)  
[austinpropertyservices.co.uk](http://austinpropertyservices.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.