



Reedling Close
Weymouth, DT3 5RU



**Asking Price
£180,000 Freehold**

Hull 
Gregson
Hull

Reedling Close

Weymouth, DT3 5RU

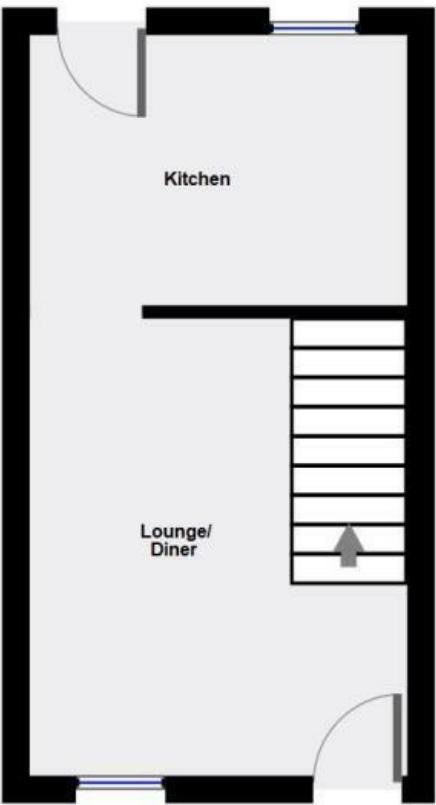
- **SOLD STC**
- Close To School
- Hilltop Views
- Allocated Parking
- Close to Local Amenities
- Southerly Garden
- Open Plan Living Space
- Modern Kitchen

A well presented MODERNISED ONE BEDROOM house with SOUTHERLY REAR GARDEN & PARKING, located close to local transport links and amenities.

This property is fantastic for either a single occupant or a couple, with a well proportioned open plan downstairs space, comprising of modern kitchen, breakfast bar, integrated cooker and hob as well as a generous living space. The rear garden consists of a raised patio space as well as lawned top garden.

Moving to the upstairs you will find a

fantastic double, benefiting from storage space as well as view out to the Bincombe hills, locally known as Bincombe bumps. Completing the upstairs is a modern bathroom, comprising of white paneled bath with shower over, close coupled WC and wash hand basin.



Living Accommodation

21'6 x 11'02 max (6.55m x 3.40m max)

Bedroom

12'07 x 8'2 (3.84m x 2.49m)

Additional information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Terraced House

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

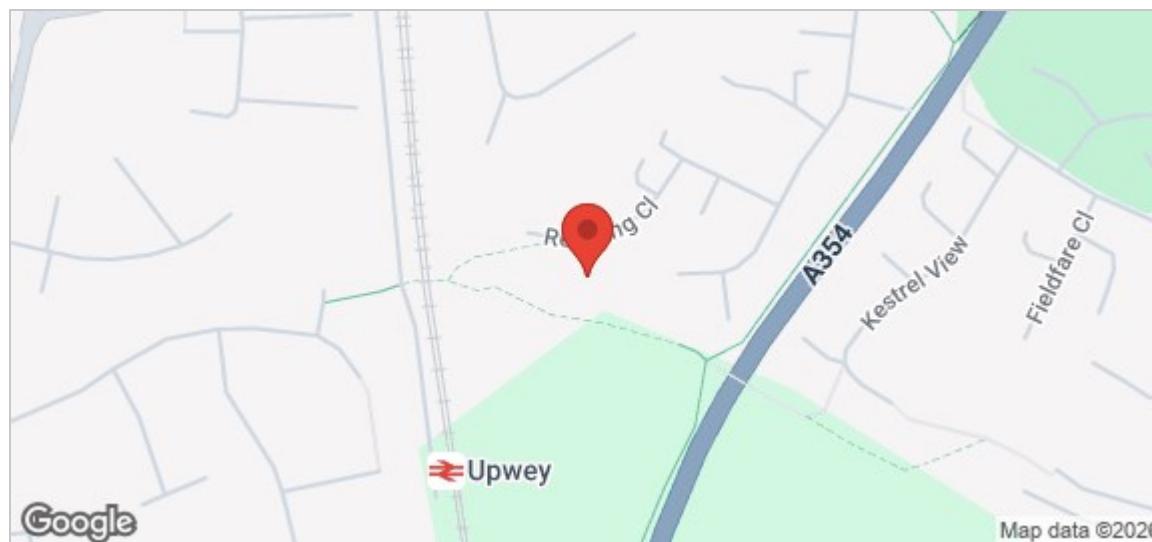
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.

checker.ofcom.org.uk/

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of

representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		