



Instinct Guides You



Reedling Close, Weymouth, Dorset DT3 5RX Offers in excess of £225,000

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A three bedroom SEMI DETACHED house fronting an OPEN GREEN with SOUTHERLY GARDEN, TWO RECEPTION ROOMS, GARAGE and DRIVEWAY in Broadway. The property is situated in Reedling Close being with in close proximity to many amenities including a variety of shops with local bus route serving both Weymouth and Dorchester plus Upwey Train station with direct links to London Waterloo. The accommodation in brief comprises entrance hallway, lounge overlooking the green, dining room and kitchen. To the first floor are three bedrooms and modern fitted bathroom. Outside there are front and rear gardens with garage and driveway.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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Entrance Hallway

Lounge 14'7" x 11'1" (4.47 x 3.38)

Dining Room 10'2" x 10'8" (3.10 x 3.26)

Kitchen 10'0" x 7'1" (3.05 x 2.18)

First Floor Landing

Bedroom One 14'0" x 8'2" (4.27 x 2.51)

Bedroom Two 11'3" x 8'2" (3.43 x 2.49)

Bedroom Three 8'3" x 6'5" (2.54 x 1.96)

Bathroom



Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition or suitability of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.