



22 Reedling Close
Weymouth, DT3 5RX

Asking Price £250,000 Freehold

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22 Reedling Close Weymouth, DT3 5RX

An Ideal First Time Buy opportunity in a popular residential location within an easily commutable distance to both Weymouth and Dorchester. This 2 bedroom end of terrace house is nicely presented throughout, with the addition of a conservatory to the rear which opens out on to a good sized low maintenance garden, and further benefits from 2 allocated parking spaces.

Entrance Hall

Stairs rising to the first floor, door into the living room

Living room/Diner

16'7" x 11'9" (5.08 x 3.60)

Front aspect UPVC double glazed window, feature fireplace surround with restricted head height space under the stairs

Kitchen

7'10" x 11'9" (2.41 x 3.60)

Modern fitted kitchen with eye and base level cupboards, ample worktop space with 1 and quart stainless steel sink with drainer, 4 ring gas hob with electric oven below and extractor fan above, space and plumbing for washing machine, breakfast bar counter, rear aspect UPVC double glazed window and external door to the conservatory

Conservatory

Double patio doors providing access into the rear garden

Bedroom 1

11'7" x 8'10" (3.54 x 2.70)

Front aspect UPVC double glazed window, built in double wardrobe

Bedroom 2

6'9" x 11'1" (2.06 x 3.40)

Single bedroom with rear aspect UPVC double glazed window and built in wardrobe

Shower room

A fully tiled modern fitted shower room with quadrant shower cubicle, wash hand basin with vanity mirror, WC, heated towel rail and rear aspect UPVC double glazed window.





Outside

Front - Low maintenance gravel garden with picket fence
Rear - Mixture of patio, slate and gravel garden with planter boarders and hand standing for multiple sheds and enclosed by a featheredge fence line with 2 gates providing rear access.

Council Tax

Band B

Other Information

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard - 17 mbps

Superfast - 80 mbps

Ultrafast - 1800 mbps

Flood Risk

Rivers & Seas - Low

Surface Water - Very Low

Services

The property is supplied with mains gas, electricity and water, and mains drainage.

Legal 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 & 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.



Floor Plan



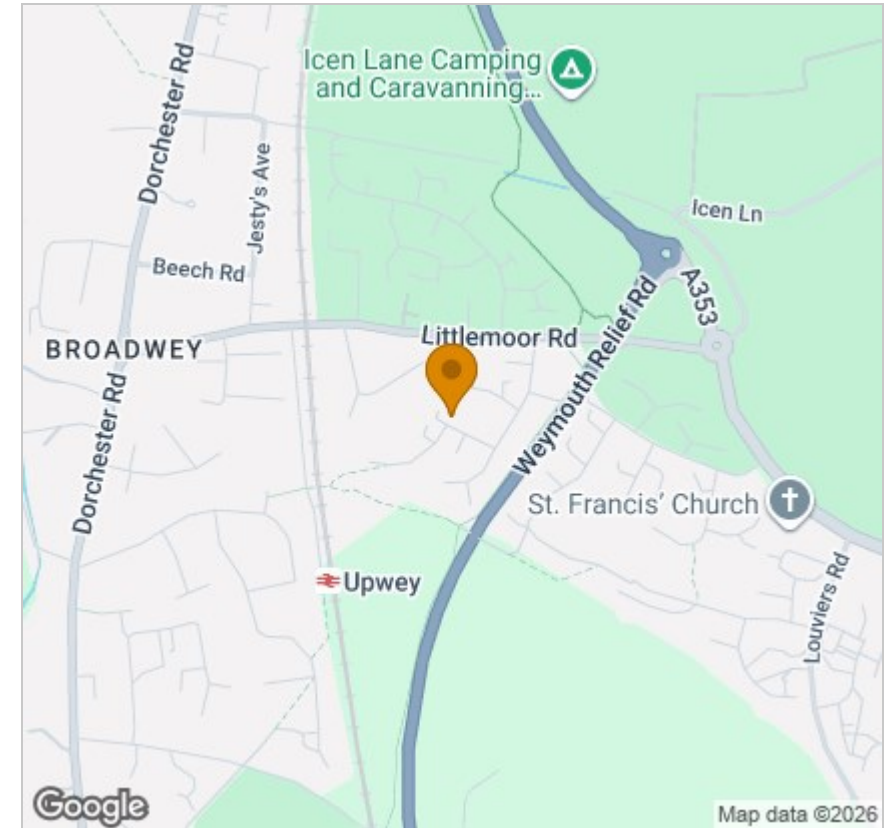
Viewing

Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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35 St Thomas Street, Weymouth, DT4 8EJ
Tel: 01305 776 666 Email: property@hgh.co.uk www.hgh.co.uk

Area Map



Energy Efficiency Graph

