






19 Granville Road
Weymouth, DT4 0BQ

Asking Price £275,000 Freehold

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A recently refurbished and beautifully presented 3 bedroom terrace house within easy walking distance to Weymouth Town Centre and local amenities. This lovely home offers an open plan living layout with a modern fitted kitchen/diner with a further garden room with access to the rear low maintenance garden. This property would make a lovely family home or investment property with a shower room to the ground floor and bathroom on the first floor.

Entrance Hall

Cupboards for Gas meter and consumer unit, stairs rising to the first floor

Livingroom

11'6" x 11'3" (3.52 x 3.43)

Large front aspect UPVC double glazed window, archway opening into kitchen/diner

Kitchen/Diner

10'11" x 16'5" (3.35 x 5.02)

Large open plan kitchen/diner with wall mounted cupboards with under lighting and ample worktop space, large breakfast bar with space and plumbing below for freestanding washing machine, 4 ring electric hob with oven below and extractor fan above, kick board lighting, composite sink with mixer tap with integral dishwasher below.

Garden Room

6'5" x 12'7" (1.98 x 3.85)

Rear aspect UPVC double glazed windows and external door giving access to the rear garden, small breakfast bar, access to downstairs shower room

Shower room

Glass screen shower cubicle, hand wash basin and WC

Bedroom 1

11'6" x 9'10" (3.52 x 3.01)

Double bedroom with front aspect UPVC double glazed window

Bedroom 2

10'11" x 9'8" (3.35 x 2.97)

Double bedroom with rear aspect UPVC double glazed window

Bedroom 3

8'11" x 6'3" (2.72 x 1.93)

Front aspect UPVC double glazed window, access to storage cupboard above the stairs





Bathroom

P-shaped bath with wall mounted shower above and separate shower wand, hand wash basin, WC, storage cupboard housing the boiler, rear aspect UPVC double glazed window

Outside

Front garden: Enclosed by a stone built wall and predominantly laid to gravel

Rear garden: Enclosed by fencing either side, laid with 2-tone gravel, large shed with access door to rear alleyway

Council Tax

Band B

Other Information

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard - 16 mbps

Superfast - 49 mbps

Ultrafast - 1000 mbps

Flood Risk

Rivers & Seas - No risk

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Floor Plan



Viewing

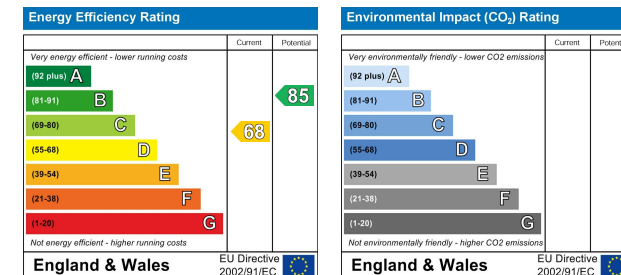
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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