



Abbotsbury Road | | Weymouth | DT4 0AD

Offers Over £160,000

BEAUMONT  JONES

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Weymouth | DT4 0AD
Offers Over £160,000**

We are delighted to offer a spacious two bedroom ground floor flat with own private entrance, garden and allocated off road parking within walking distance of Weymouth town centre. The property offers a large modern kitchen, generous sized lounge/diner, two double bedrooms and a bathroom. This property would make an excellent first time purchase.

- Ground Floor Apartment
- One Parking Space
- Close to Local Amenities
- Two Double Bedroom
- Own Entrance and Private Garden

Full Description

Accommodation

Entrance to the property is through it's own UPVC door which leads into the kitchen. The kitchen offers plenty of eye and base level units with space for fridge, freezer, washing machine, integral dishwasher, oven, microwave, four ring gas hob and cupboard housing the boiler. Door leads to the lounge/diner with plenty of space for living room and dining furniture. From the hallway off the kitchen there is a loft hatch and doors to the remainder of the accommodation. Both bedrooms are comfortable doubles offering plenty of



Two double bedroom ground floor apartment with garden and parking.



space for bedroom furniture. The family bathroom comprises of a low level WC, wash hand basin with storage unit and a bath with shower over.

Outside

There is a allocated parking space to the front of the building and a gate leading round to the garden and apartment. The garden area is low maintenance with space for table and chairs to enjoy the private space.

Location

Located just a short and level walk to Weymouth harbour & town centre. Also conveniently located nearby is a supermarket and other local amenities including post office and doctors' surgery.

Rating Authority: - Dorset (Weymouth & Portland) Council.

Council Tax Band A.

Services: - Gas central heating, Mains electric & drainage.

Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

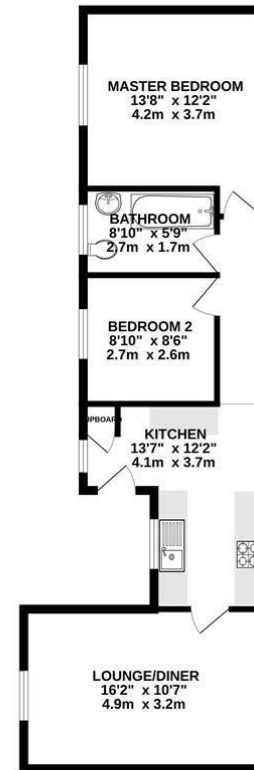
Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
617 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA: 617 sq.ft. (57.4 sq.m.) approx.

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 mis-statement. This plan is for illustrative purposes only and should be used as such by 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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We value more than your property