



Granby Close | | Weymouth | DT4 0SR

**Offers Over £210,000**

BEAUMONT  JONES



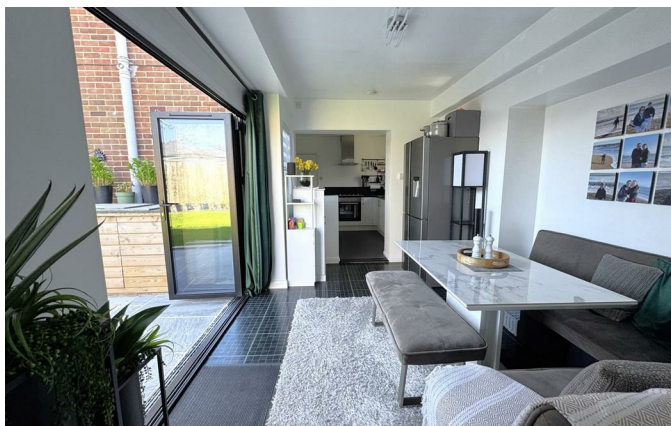
## Granby Close | Weymouth | DT4 0SR Offers Over £210,000

Offered with no onward chain, we are delighted to offer a beautiful and well-presented two/three double bedroom extended ground floor garden flat, located just off the Radipole Lane within Granby Close. The property boasts off road parking for up to three vehicles, landscaped private rear garden, spacious living room, modern kitchen, generous sized dining room with Bi-Fold doors leading out onto the garden, snug/office and a modern bathroom. This wonderful flat would make an excellent first time purchase/downsize. Viewing is a must to be fully appreciated.

- Two/Three Double Bedroom Extended Ground Floor Garden Flat
- Dining Room with Bi-Fold Doors Leading out onto The Rear Garden
- Snug/Office
- Off Road Parking For up to Three Vehicles
- No Forward Chain
- Well-Presented Throughout
- Modern Fitted Shaker Style Kitchen
- Landscaped Private Rear Garden
- Perfect First Time Purchase/Downsize

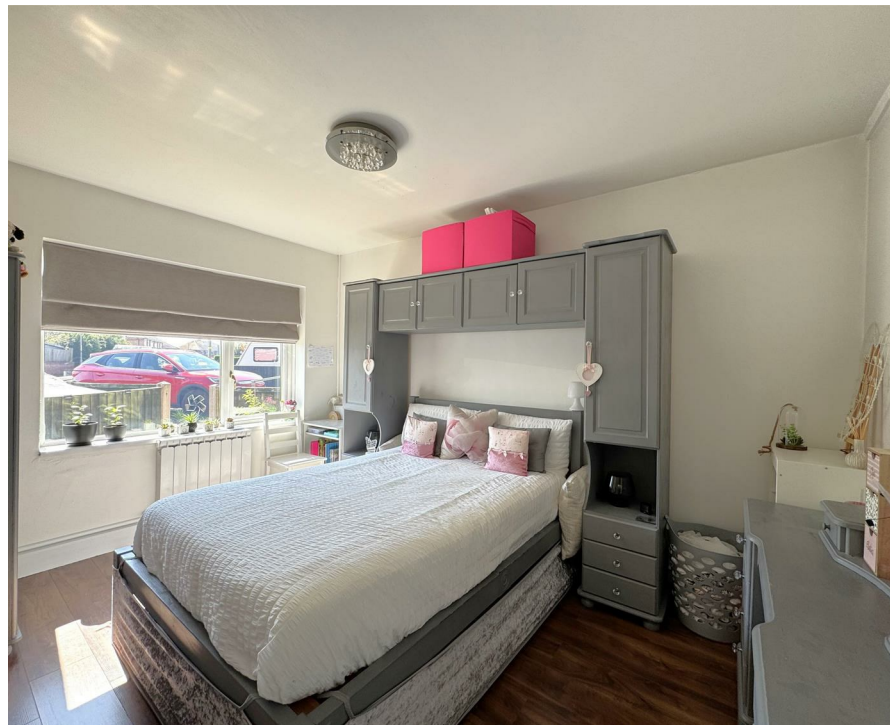
### Full Description

Entrance into this beautiful property is via a front aspect double glazed door leading into a spacious and welcoming hall with a front aspect double glazed window, built-in storage cupboard, built-in utility cupboard with space and plumbing for a washing machine and tumble dryer on top, wall mounted radiator and doors lead through to the accommodation. The generous sized living room offers great space and is currently being used as the master bedroom. Lots of natural light floods the room with a front aspect double glazed half bay window, feature fireplace and a wall mounted radiator. The modern fitted shaker style kitchen





This beautiful and well-presented ground floor garden flat offers an abundance of living space throughout.

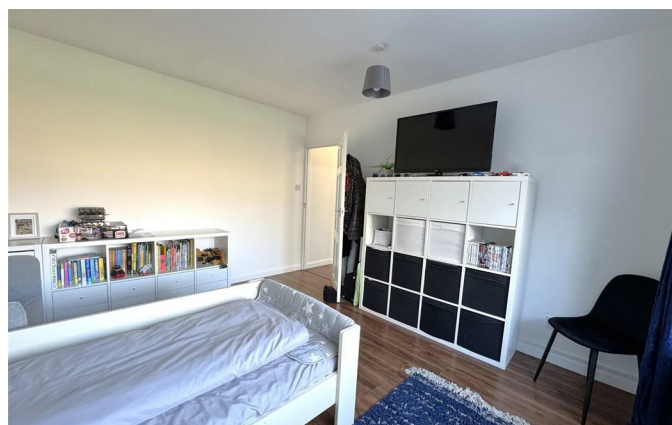


comprises a wide range of eye and base level units with work surfaces over, integral oven with inset five ring gas hob and extractor hood over, integrated fridge, space and plumbing for a dishwasher, sink unit, kitchen cupboard houses the gas combi boiler (installed December 2020), wall mounted radiator, two side aspect double glazed windows and an opening leads through to the dining room which is part of the extension. This perfect entertaining area is the hub of the home with a set of side aspect double glazed bi-fold doors lead out onto the rear garden, side aspect window, space for an American style fridge/freezer, wall mounted radiator, plenty of space for a dining table and chairs and an opening leads through to the snug/office. This room is currently used as a living room however it can be used for multiple purposes offering a side aspect double glazed window and a wall mounted electric fire.

Reverting back through to the hall, bedroom one which is currently being used as bedroom two is a generous sized double with a front aspect double glazed window, wall mounted radiator and plenty of space for a large bed and furniture. Bedroom two currently being used as a third bedroom is a further generous sized double with a rear aspect double glazed window, wall mounted radiator and plenty of space for a large bed and furniture. The modern bathroom includes a suite comprising a panel enclosed bath with shower attachment over, vanity wash hand basin, low level WC, wall mounted radiator and a rear aspect double glazed window.

Outside to the rear boasts a secluded landscaped rear garden laid to lawn with a large patio area abutting the property creating the perfect seating area. The garden wraps around to the rear of the snug creating great space for a garden shed. There are multiple fitted wooden storage units, water supply and gated rear access. To the front of the







property offers a driveway providing off road parking for up to three vehicles. There is a front garden area laid to shingle and right of way access to the lefthand side of the property.

Located within a popular close with a one-way system, the property is within close proximity of local amenities, regular bus service to Weymouth town centre and well-regarded schools are close by.

Rating Authority Dorset (Weymouth & Portland) Council.  
Council Tax Band A. Services: Mains gas, 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.



Offered with no forward chain.

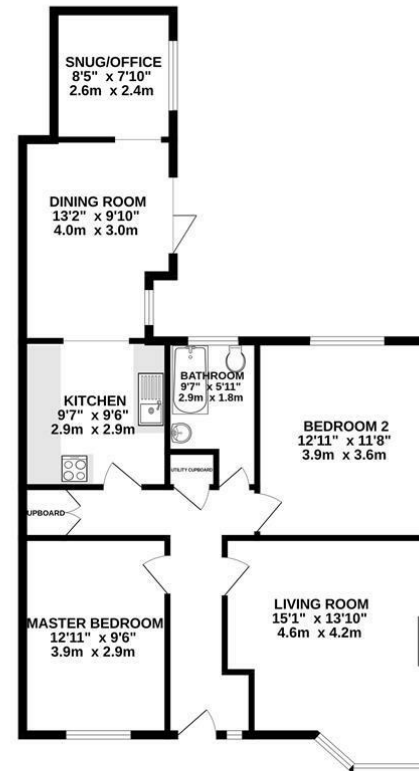




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

*We value more than your property*

GROUND FLOOR  
901 sq.ft. (83.7 sq.m.) approx.



TOTAL FLOOR AREA: 901 sq.ft. (83.7 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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