

Granby Close | | Weymouth | DT4 0SS

£195,000

BEAUMONT / JONES

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We are pleased to offer a well-presented two double bedroom first floor garden flat with garage and off road parking for one car. The property internally offers a modern fitted shaker style kitchen, spacious living room, two double bedrooms, loft access for storage and a modern shower room. Externally boasts a generous sized lawned Westerly-Facing garden, detached garage with power, brick built storage shed with power and off road parking. This would make an excellent first time purchase/downsize and viewing is a must to be appreciated.

- Two Double Bedroom First Floor Flat
- Westerly-Facing Private Rear Garden
- Spacious Living Room
- Garage & Off Road Parking
- Modern Kitchen & Shower Room
- Perfect First Time
 Purchase/Downsize

Full Description

Access into the property is via external steps rising up to a side aspect double glazed door leading into the hall with stairs rising to the first floor landing. The spacious landing area has access to the loft via a hatch with a pull down ladder (partially boarded and insulated), built-in airing cupboard and doors lead through to all accommodation. The spacious living boasts a rear aspect double glazed half bay window, electric fire set within a tiled hearth with a wooden surround and plenty of space for furniture.







This wellpresented two double bedroom first floor garden flat comes with a garage and off road parking for one car.











The modern fitted shaker style kitchen comprises a range of eye and base level units with work surfaces over, space for a gas cooker, space and plumbing for a washing machine, space for a freestanding fridge/freezer, fitted wine rack, sink unit and a kitchen cupboard houses the gas boiler (approx. 2 years old). Bedroom one is a generous sized double with fitted wardrobes, built-in storage cupboard over the stairs and a front aspect double glazed window. Bedroom two is a further generous sized double with fitted wardrobes and a front aspect double glazed window. The modern shower room comprises a suite including double shower cubicle with a wall mounted shower system, low level WC, vanity wash hand basin, wall mounted towel rail heater, contemporary wall cladding and a rear aspect double glazed window.

Outside offers a Westerly-Facing rear garden mainly laid to lawn with a patio area and an area laid to hard standing. There is a brick built storage shed with power. A side aspect double glazed door is used as a fire escaped providing right of way access for next door. The garage has an up and over door plus a side door from the garden proving power and lighting. The driveway in front of the garage provides off road parking for one car.

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









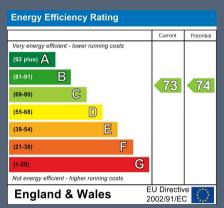
by.

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.

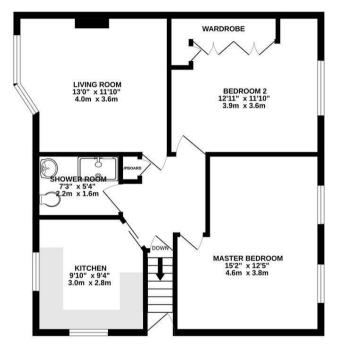
Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice. Perfect first time purchase/downsize.





We value more than your property

FIRST FLOOR 666 sq.ft. (61.9 sq.m.) approx.



GARAGE 154 sq.ft. (14.3 sq.m.) approx.



TOTAL FLOOR AREA: 820 sq.ft. (76.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorpian contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

As to their operability or efficiency can be given.

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