



Grosvenor Road | Lodmoor | Weymouth | DT4 7QL

Offers Over £145,000

BEAUMONT  JONES

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Offered with no onward chain, we are pleased to offer an immaculate one double bedroom first floor flat within a purpose built block located in the popular location of Lodmoor. This would make an excellent first time purchase offering a spacious lounge/diner with a box-bay window, modern kitchen, modern bathroom, large walk-in storage cupboard and communal off road parking.

- One Double Bedroom First Floor Flat
- Immaculate Throughout
- Purpose Built Block
- Located In Lodmoor
- Perfect First Time Purchase
- Communal off Road Parking
- Modern Kitchen & Bathroom
- No Onward Chain

Full Description

Entrance into the block is via a front aspect communal door leading into a communal hall with a rear aspect door leading out onto the parking bays. Stairs rise to all floors, Flat 6 is located on the first floor. Entrance into the flat is via a wooden fire door leading into the hall with doors leading to all accommodation. There is a large walk-in storage cupboard, power points and lighting. The generous sized lounge/diner has a rear aspect double glazed box-bay window, plenty of space for furniture and a dining table and chairs. An opening leads through to the modern fitted kitchen comprising eye and base level units with work surfaces over, integral BOSCH oven with inset four ring NEFF induction hob and extractor fan over, integrated



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fridge/freezer and dishwasher, sink unit and a rear aspect double glazed window. Reverting back to the hall the double bedroom is a generous sized room with a side aspect double glazed window and plenty of space for a large bed and furniture. The modern bathroom has a suite comprising a panel enclosed bath with shower attachment over, low level WC, vanity wash hand basin, built-in airing cupboard with space and plumbing for a washing machine, wall mounted towel rail heater and a side aspect double glazed window.

Outside boasts front communal gardens laid to lawn with a path leading to the main front communal door. There is communal off road parking located to the rear of the building plus a communal washing line and a communal bin store.

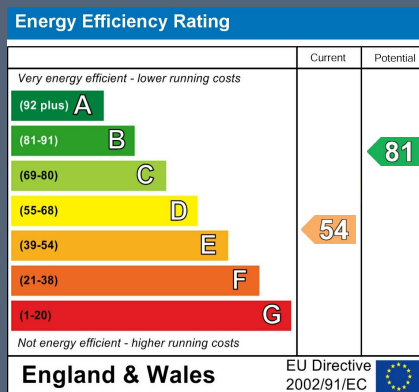
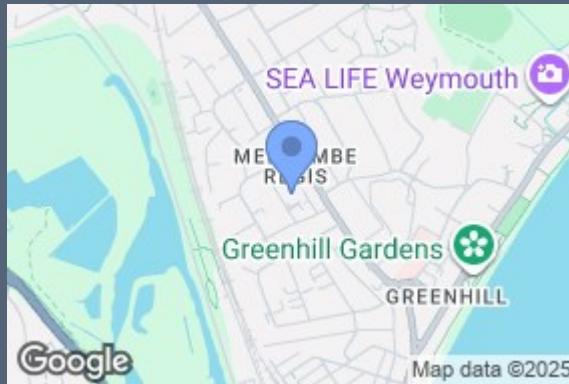
The property is located within a beautiful tree lined road in Lodmoor, close to local amenities including a Tesco's Metro, public house, launderette, fast food takeaways and a post office. Regular bus service to Weymouth & Dorchester, walking distance to Weymouth College, St. John's Primary School and the Lodmoor Country Park.

Rating Authority Dorset (Weymouth & Portland) Council. Council Tax Band A. Mains electric, electric heating & mains drainage.

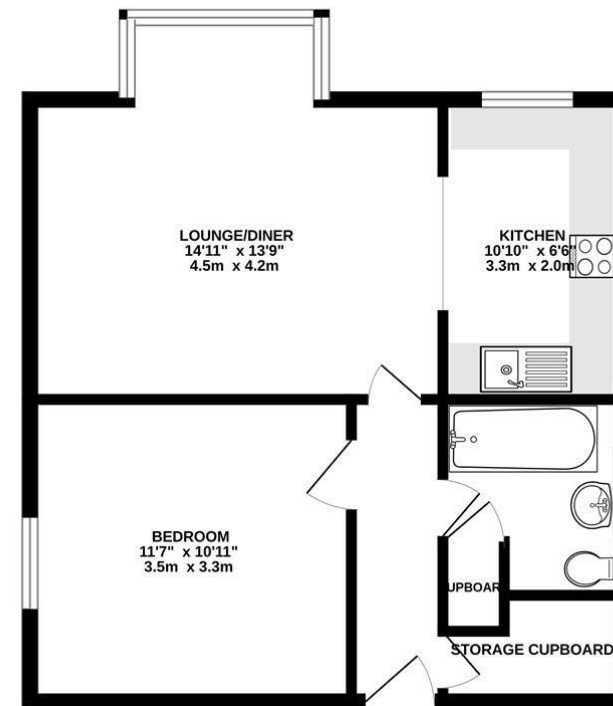
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Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.





FIRST FLOOR
484 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 484 sq.ft. (44.9 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 is given as to their operability or efficiency can be given.
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We value more than your property