



Granby Close | | Weymouth | DT4 0SS

**£185,000**

BEAUMONT  JONES



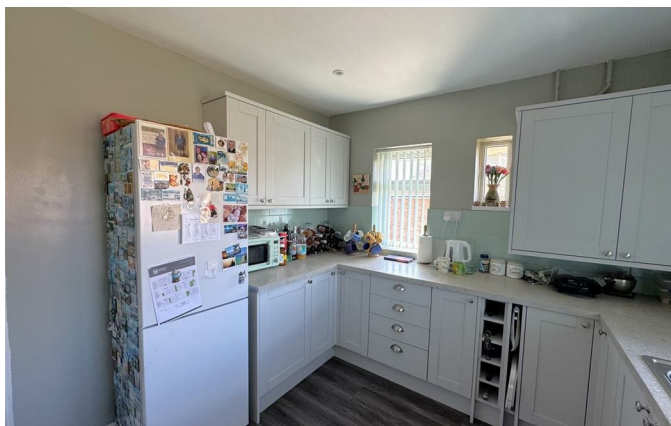
**Granby Close |  
Weymouth | DT4 0SS  
£185,000**

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 well-presented 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





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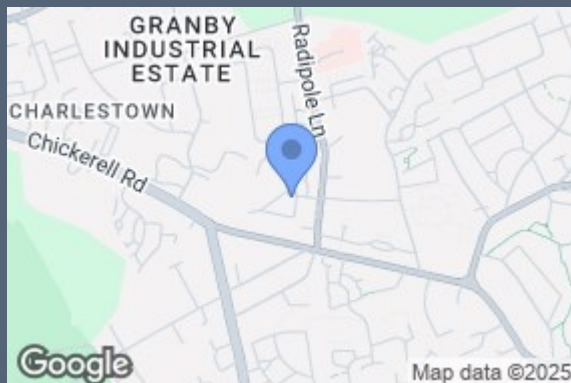
Rating Authority Dorset (Weymouth & Portland)  
Council. Council Tax Band A. Services: Mains gas,  
electric & drainage.

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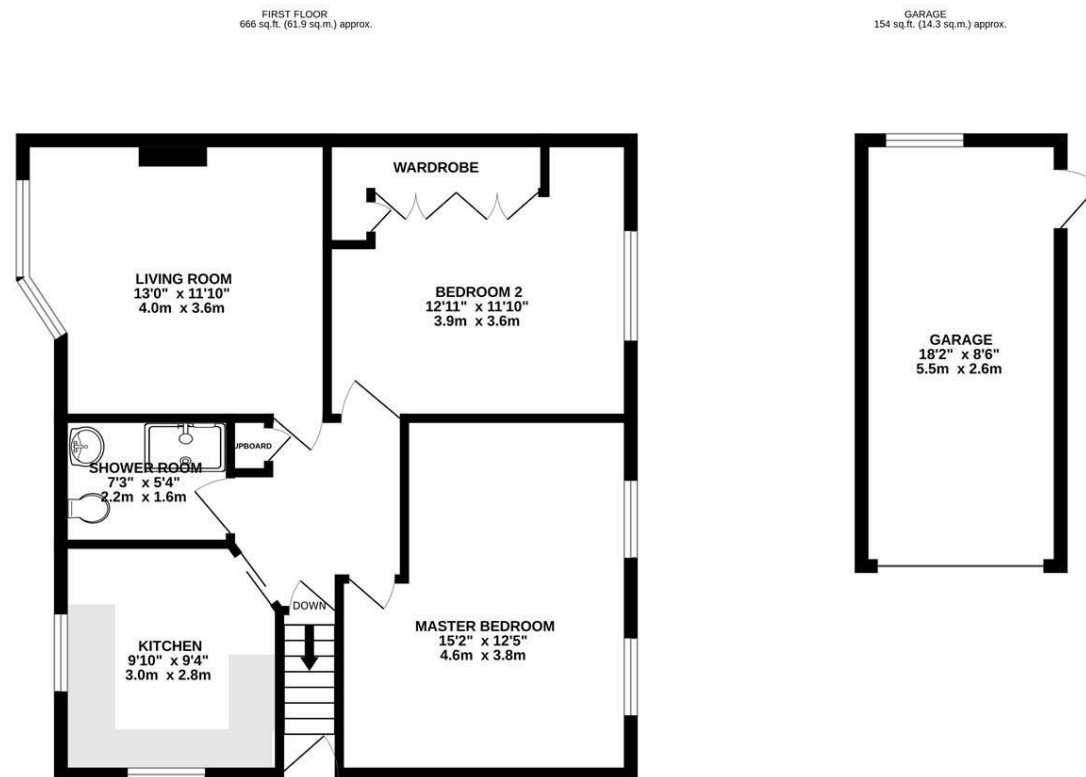
Perfect first time  
purchase/downsize.





| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | <b>73</b>                  | <b>74</b> |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

*We value more than your property*



TOTAL FLOOR AREA: 820 sq.ft. (76.2 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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