





Granville Road

, Weymouth DT4 0BQ

- Ground floor purpose built flat
- · Recently refurbished throughout
 - Own garden
 - Ample storage space

- Short stroll to Weymouth Harbour
- · Walking distance to Weymouth town centre
 - · Modern fitted wet room
 - Own entrance



Offers In Excess Of £155,000 Leasehold







Front garden

Granville Road benefits from a private front garden, fully enclosed with a brick wall and fencing. The space features gravelled and concrete-laid areas, with an archway to the front leading to the flat entrance.

Living room

12'1" x 10'2"

Accessed via a UPVC front door, this front-aspect room features a double-glazed window, wooden floorboards, ceiling coving, picture rails, ceiling light, and power points with USB sockets as well as an opening into...

Kitchen

8'10" x 5'6"

Modern rear-aspect kitchen fitted with a range of eye- and base-level units, double-glazed window, domino 2-ring hob, tiled walls, ceiling coving, incorporated eye-level oven, an obscured UPVC door leading to the rear of the property and space for white goods..

Wet room

8'2" x 5'6"

Rear-aspect, recently modernised wet room featuring an obscured double-glazed window, rainfall and handheld shower heads, hand wash basin with stainless steel taps, low-level W/C, heated towel rail, and extractor fan

Bedroom one

12'1" x 10'2"

Front-aspect double bedroom with double-glazed window, picture rails, ceiling coving, wooden floorboards, power points, and ceiling light. Currently being used as a second reception.

Bedroom two

9'6" x 7'6"

Rear-aspect bedroom with obscured doubleglazed window, ceiling coving, radiator, hanging rails, power points, and ceiling light.

Rear of property

To the rear, Granville Road offers two external storage cupboards providing ample storage. A brick-paved communal area includes side access via a metal gate.

Disclaimer

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Local Authority Council Tax Band **A** EPC Rating **C**

GROUND FLOOR



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