

Instinct Guides You



Granby Close, Weymouth Asking Price £220,000

- Three Bedroom
- Maisonette
- Southerly Garden
- Beautifully Presented

- Modern Fitted Kitchen
- Close To Amenities
- Modern Bathroom
- Cul-De-Sac









A BEAUTIFULLY PRESENTED THREE BEDROOM maisonette with sunny SOUTHERLY GARDEN, MODERN FITTED KITCHEN and BATHROOM situated in the popular location of Granby Close, Weymouth. Situated within easy reach of many amenities including schools, shops, health clinic and regular bus service to the town center.

Stepping inside from the private front entrance, steps lead to the first floor and spacious hallway with access to all rooms. The lounge is a generous size offering plenty of light from the front bay with ample space for furnishings with a chimney and recess feature creating the focal point of the room. The kitchen again is well proportioned and has been modernised with high gloss contemporary style eye and base level units with copper back notes and lighting to finish the look. This dual aspect room overlooks the garden with built in appliances and space for white goods plus a useful hot tap for ease.

The principal bedroom offers a great space with full length fitted wardrobes over looking the rear with bedroom two being of a similar size with a smaller single bedroom offering versatility to the layout. Finishing the accommodation is a modern fully tiled bathroom with w/c built into a glossed unit with wash hand basin and bath with shower over.

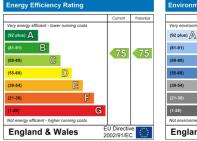
Outside the garden is of a southerly aspect offering some privacy with a well manicured lawn, space for shed and outhouse for storage. There is POTENTIAL OFF ORAD PARKING (subject to consent) with vehicular access at the rear.

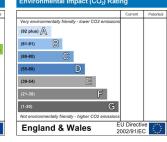












Room Dimensions

Lounge 14'6" x 12'3" (4.42 x 3.75)

Kitchen 9'7" x 9'5" (2.93 x 2.89)

Bedroom One 12'11" x 7'5" plus wardrobe (3.96 x 2.27 plus wardrobe)

Bedroom Two 12'10" x 9'4" (3.93 x 2.86)

Bedroom Three 9'9" x 5'2" (2.99 x 1.6)

Lease & Maintenance Information

The vendor informs us that there is a 125 year lease which commenced with approximately 120 years remaining, service charge is £24.25 per month, ground rent is £10 per annum, buildings insurance is £44.54 paid twice yearly, £500 per annum paid into a sinking fund, pets are allowed, no holiday letting permitted.

We recommend these details are checked by a solicitor before incurring costs. The ground rent may be subject to change during the length of the lease.

