



AUSTIN
ESTATE AGENTS

Granville Road

Weymouth

Dorset

DT4 0BQ

Offers in Excess of £180,000

SUMMARY

- Terraced Home
- Two Double Bedrooms
- Spacious Lounge / Diner
- Fitted Kitchen
- Lean To
- Large Shower Room
- Double Glazing & Gas Central Heating
- Front & Rear Gardens
- No Onward Chain
- Walking Distance of Inner Harbour





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge 13' 9" max into bay x 11' 0" max (4.20m max into bay x 3.35m max)

Dining Area 9' 4" x 8' 10" (2.85m x 2.70m)

Kitchen 10' 4" x 9' 6" (3.15m x 2.90m)

Lean To 7' 9" x 3' 7" (2.35m x 1.10m)

FIRST FLOOR

First Floor Landing

Bedroom One 13' 7" max into bay x 14' 7" max (4.15m max into bay x 4.45m max)

Bedroom Two 10' 5" x 9' 4" (3.17m x 2.85m)

Shower Room 9' 2" x 9' 4" (2.80m x 2.85m)

OUTSIDE

Front Garden

Rear Garden



THE PROPERTY

Austin Estate Agents are pleased to offer for sale this two bedroom family home situated in a popular residential location, close to Weymouth's inner harbour. The property enjoys a lounge / diner, fitted kitchen, lean to, two double bedrooms and bathroom with double glazing and gas central heating throughout. Outside there are gardens to the front and rear.

An entrance door leads to a reception hallway with a staircase ascending to the first floor and access to the lounge / diner and kitchen. The lounge area showcases a large double glazed bay window to the front providing good natural light and feature fireplace to the centre of the room. An opening leads through to the dining area with rear aspect window overlooking the lean to. The kitchen is fitted with a range of matching eye-level and base units, colour co-ordinated worktop surfaces, integral gas hob and electric oven with space for domestic appliances. From the kitchen a door gives access to the lean to offering versatile use, with a door leading to the rear garden

The first floor landing hosts doors to the two double bedrooms and family bathroom. Bedroom one, situated to the front of the property, spans the whole width of the house with a double-glazed bay window which floods the room with good natural light. Bedroom two overlooks the rear garden. The bathroom is a spacious room with panelled bath, independent shower cubicle, vanity wash hand basin and WC.

Externally, there is a small enclosed front garden. The rear garden offers an easy to maintain space which is laid to patio and hardstanding with pleasant planting from a vast array of shrubs and trees. The property is situated close by to local shops and amenities including bus routes to surrounding areas. Weymouth's picturesque inner harbour and Weymouth town centre are within easy walking distance.

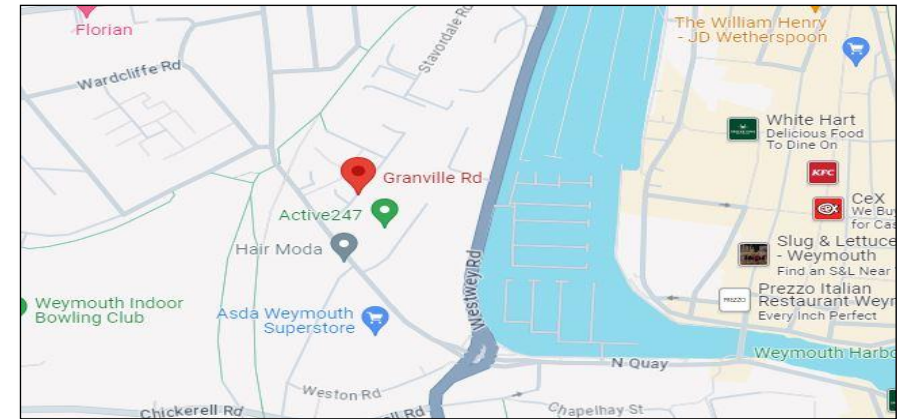
For further information, or to make an appointment to view, please contact Austin Estate Agents.



FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

COUNCIL TAX RATING: B TENURE: Freehold

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MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.