



Flat

207 Preston Road | Preston | Weymouth | DT3 6BG

Offers Over £110,000

BEAUMONT  JONES

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Offered with no onward chain and in need of internal modernisation is this perfect first time purchase/Investment one double bedroom flat within the popular building of Whitelee Court, Preston Road located In Preston. The property comes with allocated off road parking for one vehicle, living room, kitchen, bathroom and one double bedroom. Outside offers communal gardens with washing lines and a bin store.

- Ground Floor Apartment
- Located Within Preston
- Allocated Off Road Parking For One Vehicle
- Communal Gardens & Washing Lines
- Popular Purpose Built Building
- In Need of Internal Modernisation
- Excellent First Time Purchase/Investment
- No Onward Chain

Full Description

Entrance into the building can be accessed via the front or rear of the property, through secure communal doors. Flat 3 is conveniently located on the ground floor. Upon entering the flat you are welcomed by a hallway with doors leading through to the accommodation. The living room has plenty of space for furniture and benefits from a large double glazed window allowing plenty of natural light to flood the room. An opening off the living room leads through to the kitchen with eye and base level units with work surfaces over, oven with four ring gas hob, space and plumbing for kitchen appliances, wall mounted gas combi boiler and a rear aspect double glazed window. The bedroom is a double with a front aspect double glazed window.



A one bedroom flat in the popular Preston area of Weymouth, offering an excellent opportunity for buyers looking to add value.



The bathroom has a suite including a walk in shower and screen attached, low level WC and a wash hand basin.

Outside benefits allocated off road parking within the car park located off Seven Acres Road. There are communal gardens laid to lawn with planted shrubs and pretty flowers, plus communal washing lines and a bin store.

Location

Preston represents one of the most sought-after residential areas of Weymouth and is well served by local amenities with a delicatessen, pharmacy and doctors surgery. Further down the road is the local florist and convenience store on the corner of Preston Beach Road which is a short stroll away. There is a well-regarded café and access to the beach at Overcombe Corner in addition to beautiful walks at the nearby Lodmoor Nature Reserve and Jurassic coastal paths.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band A .

Services: - Mains gas, electric & drainage.

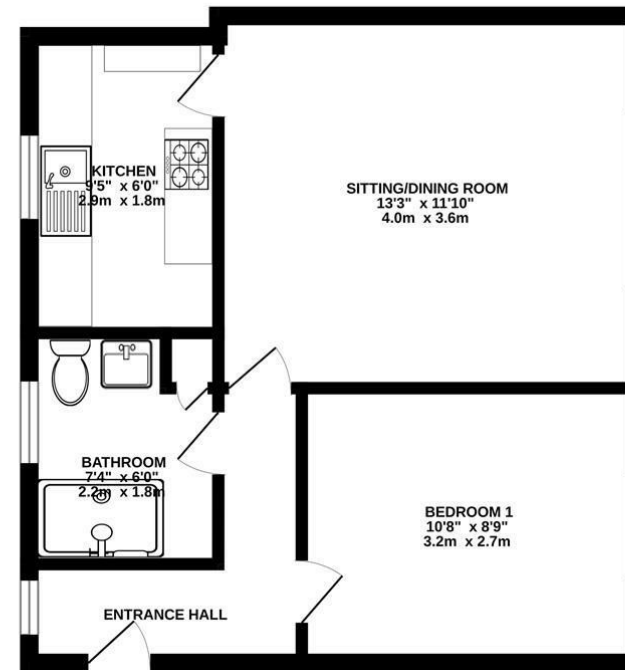
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 392 sq.ft. (36.4 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.
Made with Metropix C2026

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