



**Connells**

Hardwick Street  
Weymouth



### Property Description

Welcome to No. 30 Hardwick Street, entering the property a hallway leads to the lounge, study and stairs which rise to the upper floor. The lounge is a good size with ample floor space for a range of furniture. The study is a great space with plenty of room for a dining table and chairs: with an additional storage cupboard. The kitchen & dining room are styled to a clean, modern decor with the benefit of an integrated oven and four ring gas hob, a range of eye level and base units, ample work surface and plumbing for a washing machine. Access to the rear garden is made from here.

Ascending to the upper floor there are two double bedrooms. The principal bedroom is a generous space with plenty of room for a range of furniture. Bedroom two is a good size benefiting views over the courtyard. The bathroom rounds off the first floor comprising a shower cubicle, bath, vanity wash hand basin and W.C.

A charming and fully enclosed courtyard garden with rear access finishes the property.

### Entrance

Glazed composite door leading into: -

### Porch

Feature Victorian period flooring. Glazed wooden door leading into: -

### Hallway

Brushed chrome power points. Coving. Skirt boarding. Stairs rise to the first floor.

### Study

14' 2" x 11' 1" (4.32m x 3.38m)

Wooden style flooring. Wall mounted radiator. Brushed chrome power points. Coving. Skirt boarding. Understairs storage cupboard. Additional cupboard (potential for cloakroom). Glazed door leading into Dining Room. Sliding wooden glazed doors leading into: -

### Living Room

10' 10" x 10' 2" (3.30m x 3.10m)

Front aspect double glazed window. Continuation of wooden style flooring. Coving. Skirt boarding. Brushed chrome power points. Television point. Feature log burner with surround. Feature vertical radiator.

### Dining Room

11' 7" x 7' 1" (3.53m x 2.16m)

Wooden style flooring. Inset spot lighting. Brushed chrome USB power points. Rear aspect double glazed french door providing access to the garden. Arch leading into: -

### Kitchen

10' 6" x 7' 7" (3.20m x 2.31m)

Fully fitted kitchen with a range of wall and base units with worksurfaces over. Inset corner stainless steel sink & drainer unit. Integral dishwasher. Four ring gas hob with electric oven with cooker hood. Rear aspect double glazed window.



## First Floor

### Landing

Carpeted. Loft access. Storage cupboard. Door leading into: -

### Bedroom One

14' 2" x 10' 6" (4.32m x 3.20m)

Front aspect double glazed bay window. Carpeted. Wall mounted radiator. Coving. Skirt boarding. Television point.

### Bedroom Two

11' x 8' 11" (3.35m x 2.72m)

Rear aspect double glazed window. Carpeted. Wall mounted radiator. Coving. Skirt boarding. Television point.

### Bathroom

Impressive suite, comprising panelled bath, shower unit, low level WC and wash hand basin. Wall mounted heated towel rail. Inset spotlighting, Airing cupboard housing wall mounted boiler. Tiling. Skirt boarding. Side aspect double glazed opaque window.

## Outside

### Rear Courtyard

A low maintenance & fully enclosed rear courtyard, ideal spot for alfresco dining and the perfect suntrap to enjoy. Water tap. Rear gated access.

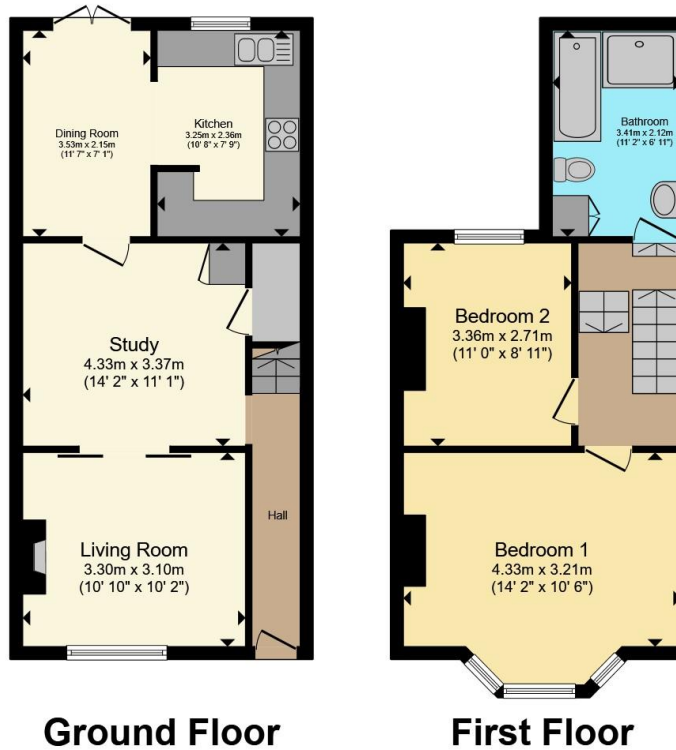
### Agents Note

This property is being sold fully furnished, for a new owner to enjoy immediately.









Total floor area 85.9 m<sup>2</sup> (924 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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