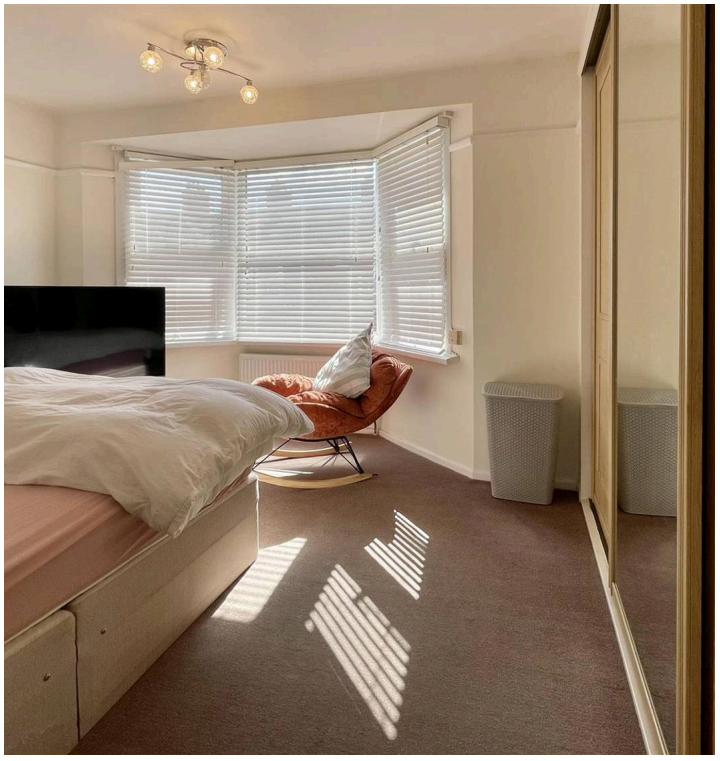


3 Granville Road, Weymouth - DT4 0BQ

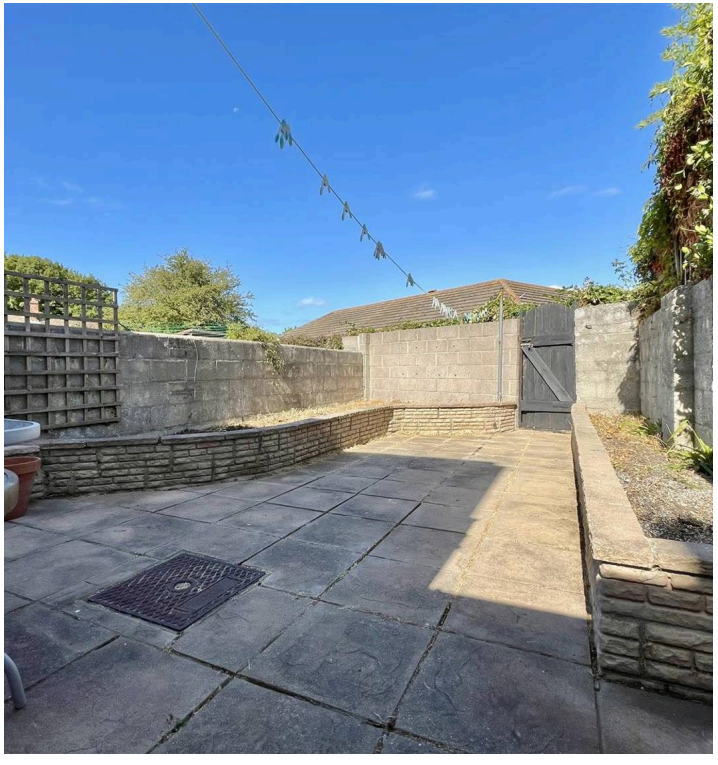
£250,000

DIRECT MOVES









3 Granville Road

Weymouth

Charming three double bedroom terrace with period features, two receptions, bay-windowed main bedroom, patio garden, and great location near shops, transport, and Weymouth harbour.
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Three double bedroom Terraced family home
- 2 reception rooms
- Fully enclosed rear garden laid to patio
- High ceilings and period features
- Outer town centre location with excellent transport links
- Close to amenities including large supermarket
- Short walk to Weymouths historic Harbour
- Ideal for first time buyers
- Large master bedroom with bay window

DIRECT MOVES







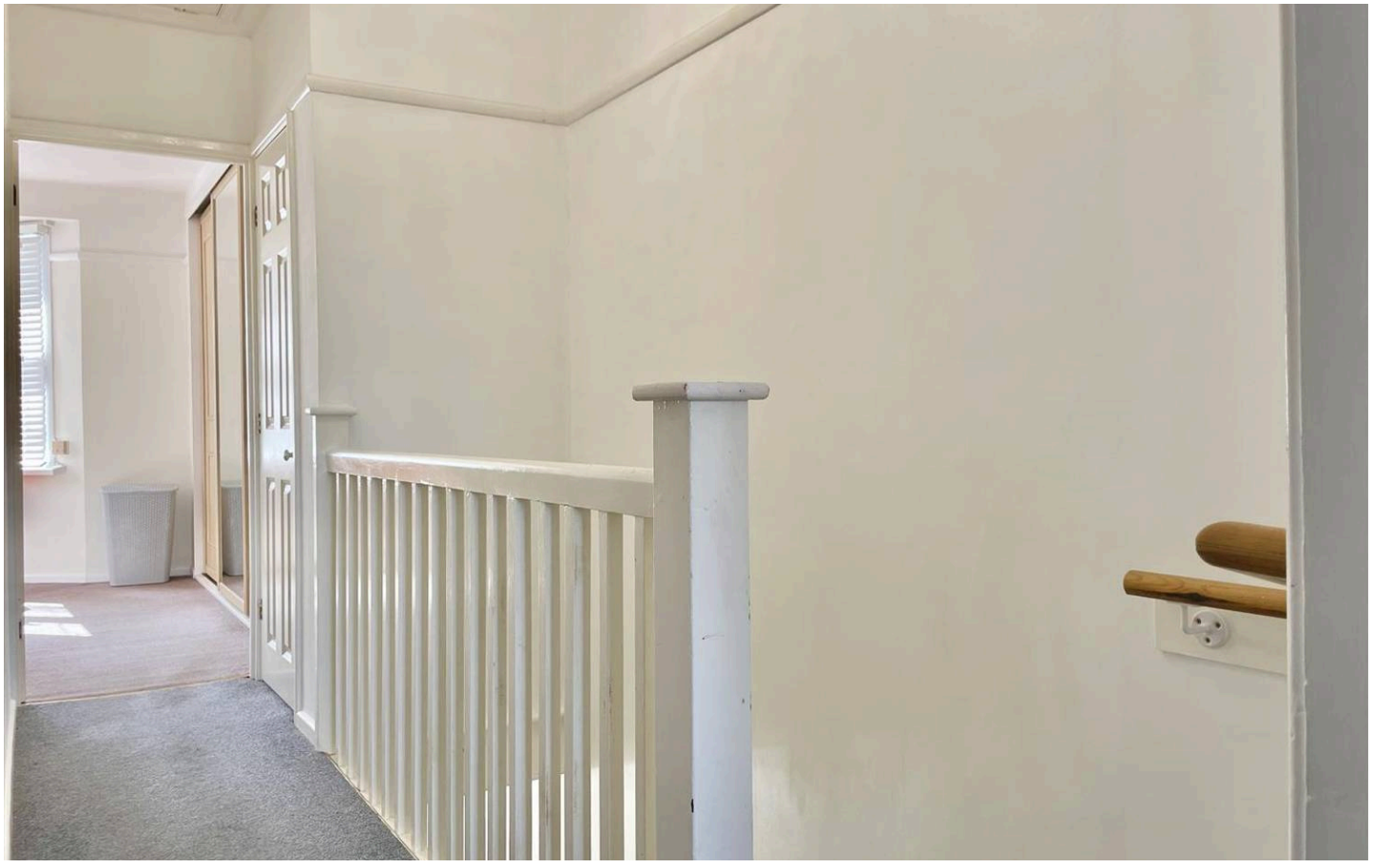
Hallway
An open hallway with doors opening into the living room, dining room and the kitchen, stairs rise to the first floor landing with doors opening into storage beneath.

Lounge
14' 9" x 10' 2" (4.50m x 3.10m)
An open hallway with doors opening into the living room, dining room and the kitchen, stairs rise to the first floor landing with doors opening into storage beneath.

Dining room
12' 6" x 8' 2" (3.80m x 2.50m)
Internal rear aspect window into the conservatory, picture rails, wall mounted radiator, a glass panel door opens from the inner hallway.

Kitchen
9' 6" x 8' 2" (2.90m x 2.50m)
A side aspect double glazed window into the lean to, the room features a range of eye and base level units with an incorporated stainless sink with matching stainless mixer tap, space under counter for white goods, integrated electric oven and four ring gas hob with extractor above.

Shower room
6' 11" x 5' 3" (2.10m x 1.60m)
A dual, side and rear, aspect fully tiled room with a corner shower with sliding door and handheld attachment, a wall mounted radiator, hand wash basin with stainless mixer tap, a low level W/C, a side aspect obscured window and a large obscured window onto the rear garden.







Bedroom 1
14' 9" x 13' 1" (4.50m x 4.00m)
A well proportioned front aspect double bedroom with a large double glazed bay window flooding the room with natural light, sliding doors open into built in wardrobe space, a chimney stack and picture rails provide character.

Bedroom 2
12' 6" x 8' 2" (3.80m x 2.50m)
A rear aspect double bedroom featuring a rear aspect double glazed window looking onto rear garden and surrounding greenery, picture rails and coving, a wall mounted radiator. The room is well-sized and provides ample space for wardrobes.

Bedroom 3
9' 6" x 8' 2" (2.90m x 2.50m)
A rear aspect double bedroom with a double glazed window overlooking the rear garden and surrounding tree lines, Viessmann combination boiler on wall, picture rails and space for wardrobes.



GARDEN

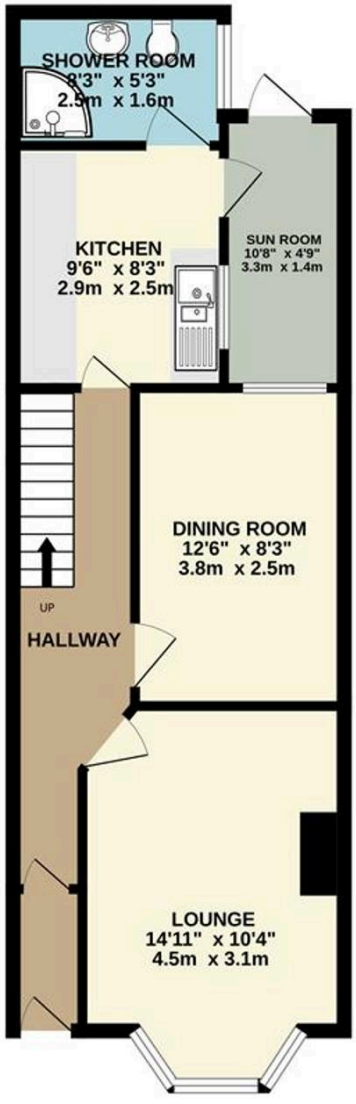
A patio laid rear garden with raised brick built planters, outside lighting, outside tap and the space is fully wall enclosed.

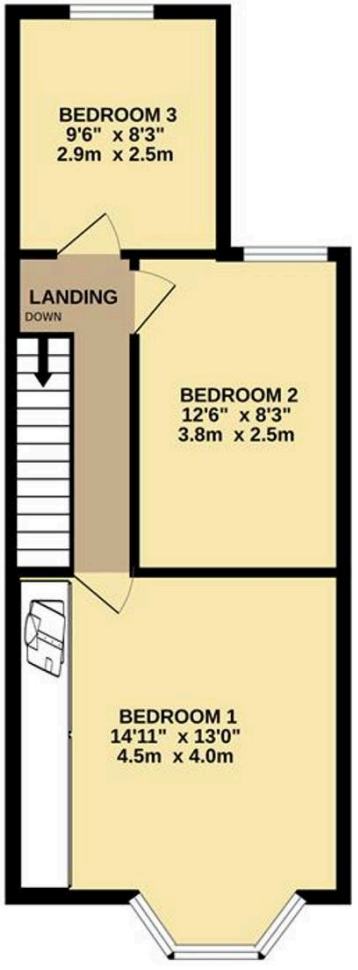




GROUND FLOOR

1ST FLOOR





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.
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