



Hardwick Street | | Weymouth | DT4 7HS

£220,000

BEAUMONT  JONES

**Hardwick Street |
Weymouth | DT4 7HS
£220,000**

Offered with no onward chain, we are delighted to offer an immaculate two double bedroom period terraced house within walking distance of the town centre and Weymouth's award winning beach. The property has an abundance of space boasting a living room opening into a dining room, generous sized modern style fitted kitchen, downstairs cloakroom, large bathroom and an enclosed courtyard.

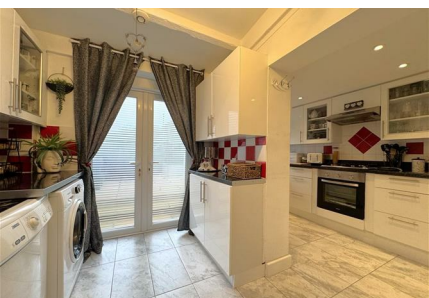
- Two Double Bedroom Period Terraced House
- Generous Size Courtyard
- Downstairs Cloakroom & Large Bathroom
- Walking Distance To The Town Centre & Beach
- Immaculate Throughout
- Spacious Modern Style Fitted Kitchen
- Living Room Opening Into A Spacious Dining Room
- No Onward Chain

Full Description

Entrance into this well-presented home is via a front aspect double glazed door leading into a small vestibule with a wooden glazed door leading into a cosy living room with a feature fireplace, front aspect double glazed window and an opening leads through to a spacious dining room. Plenty of space for a dining table and chairs, stairs rise to the first floor, feature fire place, internal window to the kitchen, rear aspect double glazed patio doors lead into the kitchen and a converted under the stairs



Offered with no onward chain, this immaculate period home is within walking distance of the town centre and beach.



cupboard has a WC with combined sink unit. The generous sized kitchen has two sections comprising eye and base level units with work surfaces over, integral oven with inset four ring gas hob and extractor fan over, space and plumbing for a washing machine, tumble dryer and fridge/freezer, wall mounted gas boiler, tiled flooring, rear aspect double glazed window and a set of rear aspect double glazed patio doors lead out onto the courtyard.

The first floor offers a landing area with loft access via a hatch and doors lead through to the two double bedrooms and large bathroom. The master bedroom is a generous sized double boasting a front aspect double glazed bay window. Bedroom two is a further double with a rear aspect double glazed window. The spacious bathroom has a modern style suite comprising a panel enclosed bath, shower cubicle, low level WC, wash hand basin, built-in storage cupboard and a side aspect double glazed window.

Outside offers a larger than average enclosed courtyard laid to patio with gated rear access.

This property is perfectly positioned for convenient access to Weymouth's main beach and only a casual walk away from the town centre which has a good range of high street names and quirky boutiques, as well as pubs, restaurants and cafes. A stroll in the opposite direction along the seafront



will take you to Bowleaze Cove way with access to a shingle beach, beach café and water sport activities.

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

Services: Gas central heating. Mains electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

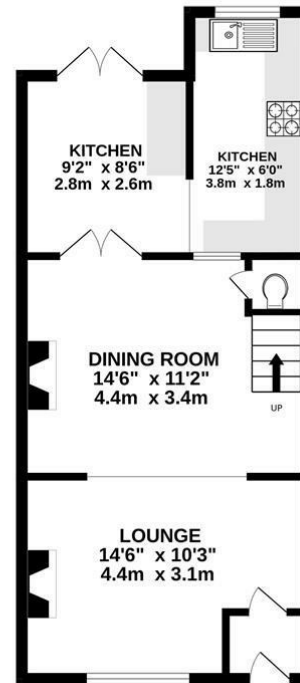
An abundance of living space plus an enclosed courtyard.



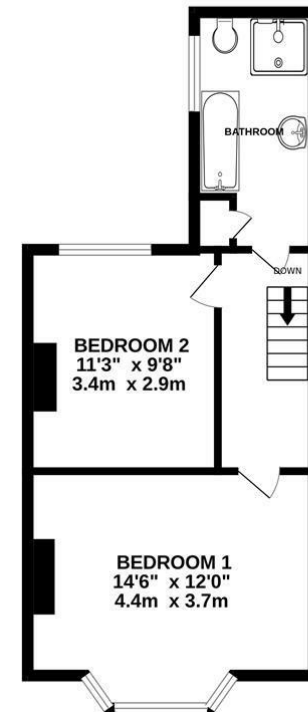
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	65	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

We value more than your property

GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 842 sq.ft. (78.2 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.
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