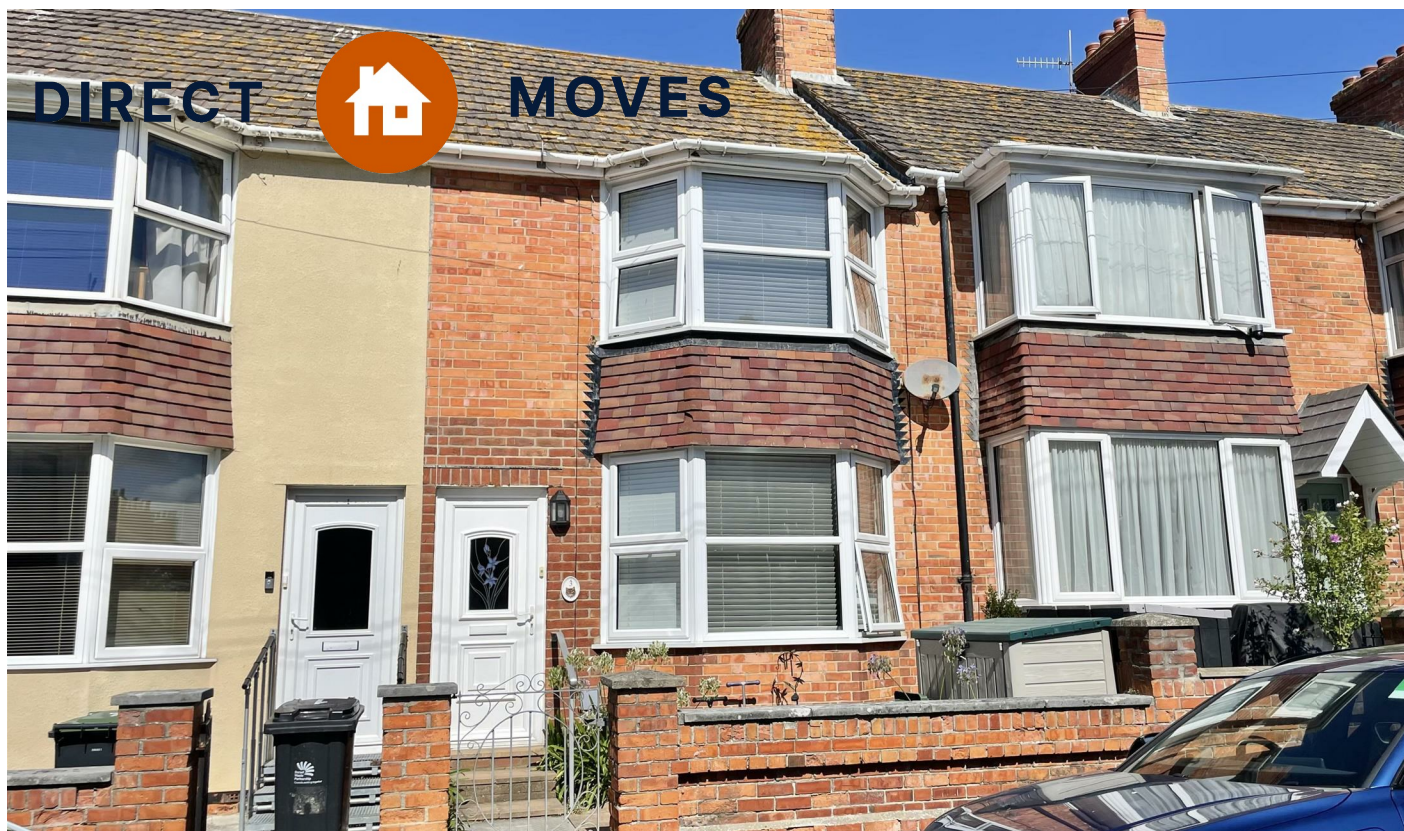




Granville Road , Weymouth DT4 0BQ

- Spacious three bedroom family home
- Located moments from the Harbour and the Rodwell Trail
- Excellent nearby transport links, schools, super market and dining facilities
- Ground floor, fully tiled, dual aspect shower room
- Useful lean-to currently serving as a utility space
- Attractive character features in picture rails, chimney stacks and large bay windows
- Rear garden with large patio area and surrounding brick planters
- Gated access onto brick wall enclosed patio tiled front garden
- Wall and fence enclosed rear garden
- Well proportioned property throughout

£250,000 Freehold





Front of property

A patio laid front garden is accessed via an iron gate, the space is brick wall enclosed and patio steps lead up to the double glazed upvc front door.

Porch

An obscured door opens into the inner hallway.

Inner 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.

Living room

12'5" x 10'9"

A well proportioned front aspect reception room with a large double glazed bay window and picture rails.

Dining room

12'5" x 8'6"

Internal rear aspect window into the conservatory, picture rails, wall mounted radiator, a glass panel door opens from the inner hallway.



Kitchen

9'2" x 8'10"

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.

Lean-to

12'5" x 4'7"

A rear aspect lean-to, currently serving as a useful utility space, featuring tiled flooring, an obscured door into the kitchen and a door on to the rear garden.

Shower room

8'2" x 4'7"

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.

First Floor Landing

An open hallway with doors into all first floor rooms, a hatch providing loft access, picture rails and a door opening into a storage cupboard.

Bedroom One

12'9" x 12'1"

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 Two

12'5" x 8'6"

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 Three

9'6" x 8'10"

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.

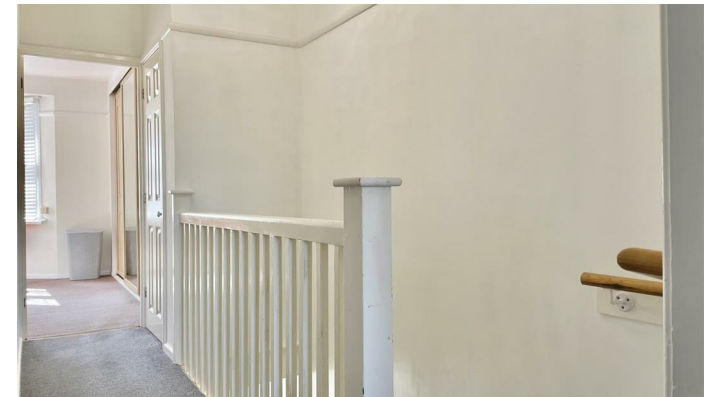
Garden

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

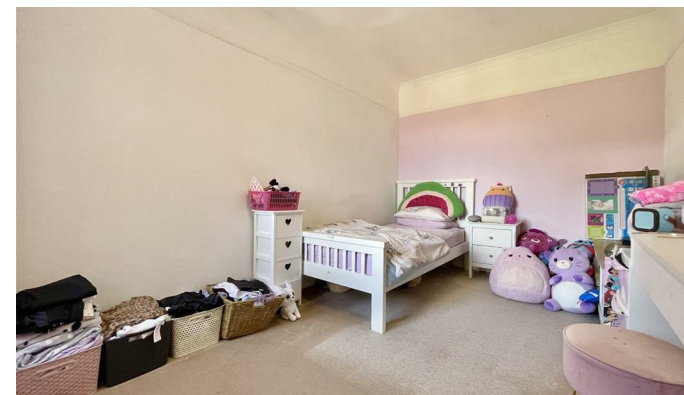
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Local Authority **Weymouth & Portland Borough Council**
Council Tax Band **B**
EPC Rating **C**



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