



## Granby Close, Weymouth

**£200,000** Leasehold

**SSTC**

A beautifully presented TWO BEDROOM GROUND FLOOR garden flat, in good condition throughout. Comprising of modern fitted kitchen and bathroom, lounge and two good sized bedrooms. To the rear, there is a charming, fully enclosed generous sized garden. The flat also comes with OWN PARKING 2/3 CARS

**01305 778500**

[sales@directmoves.com](mailto:sales@directmoves.com)



## Two bedroom garden flat with parking

Granby Close is located in a quiet residential area close to all local amenities and situated just a short drive from Weymouth town centre, harbour and beaches. . Weymouth is a beautiful seaside town situated halfway along the Jurassic Coast and just 7 miles south of the Dorset county town of Dorchester. Its charming harbour and sandy beaches attract numerous visitors and in 2012 it was the venue for the London 2012 sailing events, along with neighbouring Portland. As a result of its affiliation with the Olympics, the town has benefited from improved transport links, including a bypass and a network of cycle paths. It is also home to several nature reserves and a wealth of amenities,

### Entrance

Via front aspect double glazed door to:-

### Hallway

Wall-mounted radiator, built-in cupboards x 2

### Kitchen

- 2.74m x 3.05m (- 9' x 10' )

Range of eye and base level units with work surfaces over, space for white goods, sink unit with drainer, space for oven with extractor fan, side aspect double glazed window, rear aspect double glazed window, door through to garden

### Lounge

- 3.35m x 3.96m (- 11' x 13' )

Rear aspect double glazed window with outlook over the garden, power points, TV point, wall mounted radiator

### Bedroom 1

- 3.96m x 3.66m (- 13' x 12' )

Front aspect double glazed window, wall mounted radiator, power points

### Bedroom 2

- 3.66m x 2.74m (- 12' x 9' )

Front aspect double glazed window, wall mounted radiator, built-in wardrobes, power points.

### Bathroom

Suite comprising of low-level WC, vanity wash hand basin, shower cubicle, heated towel rail, boiler, rear aspect double glazed window

### Outside

#### Rear Garden

Laid to lawn with patio area, brick built storage shed, fence enclosed

#### Front of Property

Driveway and patio







Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.