



Newberry Road

Weymouth, DT4 8LP



Asking Price
£170,000 Leasehold -



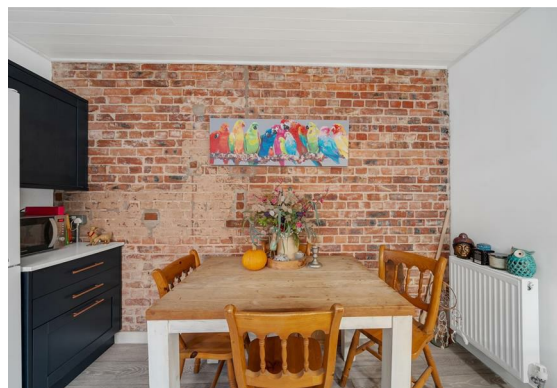
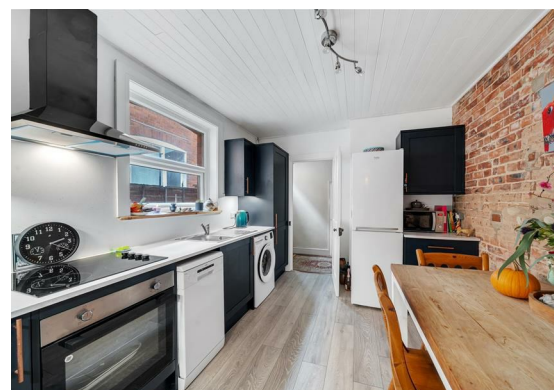
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- Beautifully Presented One Double Bedroom Ground Floor Flat
- Impeccably Maintained Throughout
- Well-Proportioned Lounge
- Practical Kitchen with a Range of Units and Work Surfaces
- Generous Double Bedroom
- Well-Appointed Bathroom
- Private Rear Parking
- Ideal First-Time Purchase or Investment Opportunity
- Within Easy Walking Distance of Weymouth's Historic Harbour
- Conveniently Located for the Town Centre, Sandy Beach, Cafés and Restaurants





This beautifully presented ONE DOUBLE BEDROOM GROUND FLOOR FLAT, offered to the market in impeccable condition throughout. Combining stylish, well-maintained interiors with a practical layout and the valuable benefit of PRIVATE REAR PARKING, this attractive home would make an ideal first-time purchase, investment opportunity or property for those seeking conveniently positioned single-level accommodation.



The accommodation begins with a welcoming entrance leading through to a well-proportioned lounge, providing a comfortable and inviting space to relax and unwind. The kitchen is fitted with a range of units and work surfaces, offering a practical environment for everyday cooking and dining.

The property further benefits from a generous double bedroom, providing a peaceful retreat, alongside a well-appointed bathroom. Throughout, the flat has been maintained to an excellent standard, allowing a prospective purchaser to move in and enjoy the accommodation with minimal inconvenience.

Externally, a particularly appealing feature is the private parking to the rear, providing valuable off-road parking rarely overlooked by buyers seeking a conveniently located flat.



Situated within easy walking distance of Weymouth's historic harbour, the property is ideally placed to enjoy the town's attractive waterfront, independent cafés, restaurants and traditional public houses. Weymouth's town centre, sandy beach and wider range of local amenities are also within convenient reach, making this an excellent base for enjoying the coastal lifestyle on offer.

Early viewing is highly recommended to fully appreciate the presentation, convenient location and parking facilities this appealing ground floor flat has to offer.

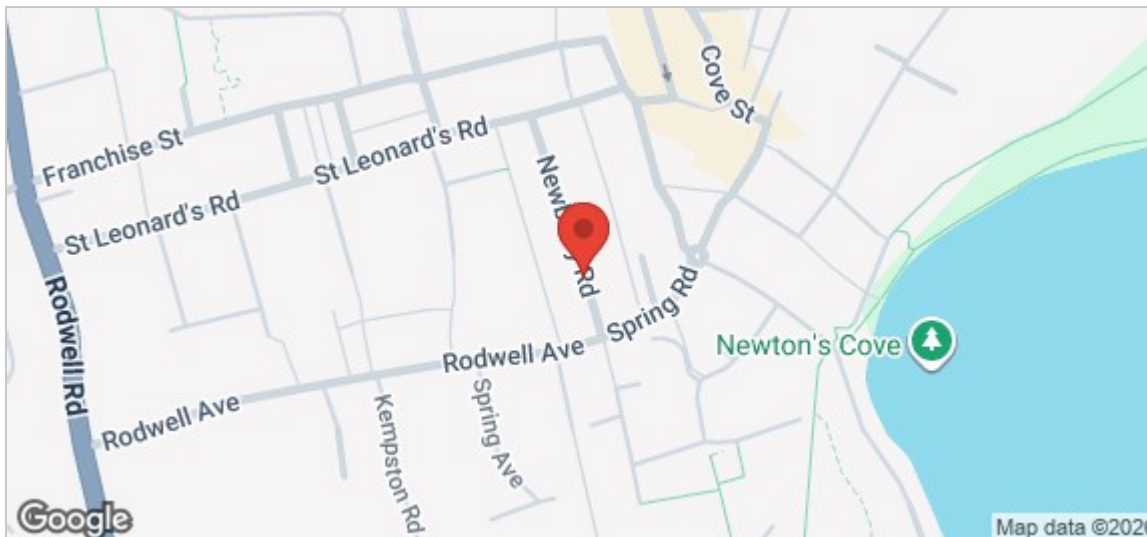


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Approximate Total Area = 547.04 sq ft / 51.25 sq m
For identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.



Lounge

11'5" x 11'9" (3.50 x 3.59)

Bedroom One

11'10" x 9'8" (3.61 x 2.97)

Kitchen/Breakfast Room

13'1" x 9'7" (4.00 x 2.94)

Lobby

3'10" x 9'8" (1.18 x 2.95)

Bathroom

Additional information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Converted Flat

Property construction: Standard

Tenure: Share of Freehold

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.gov.uk/

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	