



Instinct Guides You



Granville Road, Weymouth £225,000

- Two Bedroom House
- Walking Distance To Harbour
- Close To Amenities
- Newly Installed Kitchen
- Garden
- Near the Beach



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A two bedroom house situated within walking distance of the harbour and a wide range of local amenities. Offering a newly installed kitchen, private garden and comfortable living space throughout, this property is perfect for those seeking a home in a convenient and desirable location.

The accommodation comprises a bright and welcoming living and dining room, leading through to a stylish, newly fitted kitchen with ample storage and workspace. Upstairs, there are two well proportioned bedrooms and bathroom, creating a practical and comfortable layout suitable for couples, small families or professionals.

Externally, the property benefits from a private garden, ideal for relaxing or entertaining during the warmer months. Rear pedestrian access.

Room Dimensions

Kitchen 10'4" x 9'4" (3.16m x 2.87m)

**Lounge/Diner 23'3"(max) x 10'0"(max)
(7.11m(max) x 3.06m(max))**

Bedroom One 14'6" x 10'9" (4.43m x 3.28m)

Bedroom Two 9'3" x 9'2" (2.84m x 2.81m)

Bathroom



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(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	

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