



44 Lennox Street
Weymouth, DT4 7HB

Price Guide £400,000 Freehold

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The property comprises of a very spacious and beautifully presented three storey, four/five bedroom character property, located in this excellent position close to the sea front, town centre and mainline station. The property has a large living space with a high quality kitchen with built in appliances and a separate cloakroom to the ground floor, two bedrooms, family bathroom and an en-suite to the first floor, and two/ three bedrooms and a shower room to the top floor level. The property also has a modern gas central heating system, good quality flooring throughout as well as fixtures and fittings, and an attractive courtyard garden, currently the property is also successfully holiday let for a good period during the year as well as used as a residential private home for the remainder.

ENTRANCE HALL

Laminate flooring, storage cabinet, panel radiator, stairs with storage alcove below, dado rail, cornice ceilings, and door to:

CLOAKROOM

Low level WC, wash hand basin, laminate flooring, tiled splash backs, and spotlights.

LIVING SPACE

33'11" x 16'11" maximum measurement (10.34m x 5.18m maximum measurement)

Large bay window to front with shutters, cornice ceilings, laminate flooring, two wall radiators, opening to KITCHEN AREA with excellent good quality range of eye level base and wall units with a matching island with stainless steel sink unit with mixer tap, built in appliances with electric oven, convecter hob and extractor hood above, built in fridge and freezer, integrated dish washer, washing machine and dryer, panel radiator, and matching laminate flooring, doors and windows to rear, and feature skylight..

FIRST FLOOR LANDING

Window to rear, dado rail, panel radiator and door to:

BATHROOM

Window to front, modern suite comprising of a free standing roll top bath with mixer and free standing shower attachment, separate shower cubicle, low level WC, wash hand basin, tiled splash backs, light and mirror, and chrome heated towel rail.

BEDROOM TWO

11'3" x 9'4" (3.43m x 2.87m)

Large bay window to front, panel radiator, wall lights and door into:

EN-SUITE

Fully tiled walls, walk in shower cubicle, low level WC, wash hand basin, extractor fan, and laminate flooring.

BEDROOM THREE

8'5" x 7'10" (2.59m x 2.39m)

Window to rear, panel radiator, and door to:

EN-SUITE

Walk in shower cubicle, low level WC, wash hand basin, tiled splash backs, and extractor fan.





SECOND FLOOR LANDING

Window to rear, dado rail, panel radiator, loft hatch and door to:

MASTER BEDROOM

11'6" x 10'9" (3.53m x 3.28m)

Window to front, panel radiator, wall lights, arch to:

SECOND MASTER BEDROOM AREA

11'3" x 6'0" (3.43m x 1.83m)

Window to front, and panel radiator.

BEDROOM FOUR

11'5" x 8'9" (3.48m x 2.69m)

Window to rear, wall lights and panel radiator.

SHOWER ROOM

Large walk in shower cubicle, wash hand basin, low level WC, chrome heated towel rail, laminate flooring, and tiled splash backs.

OUTSIDE

To the rear of the property is a private court yard garden with a decked and astro turf area, seating area and current space for a hot tub.

COUNCIL TAX

The property is currently holiday let and pays business rates instead of paying council tax.

OTHER INFORMATION

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 15 mbps

Superfast 80 mbps

Flood Risk

Rivers & Seas Medium

Surface Water High

Services

The property is supplied with mains gas, electricity and water, and mains drainage.

LEGAL 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. Intending purchasers should not rely on them 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 & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Floor Plan



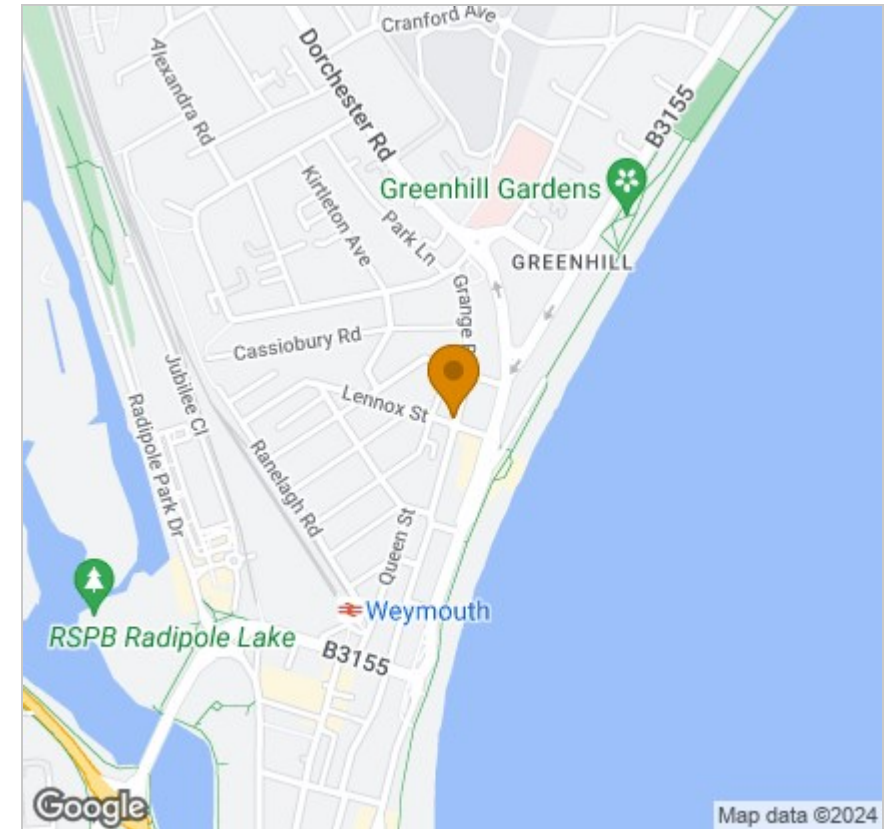
Viewing

Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

