



**Hull  
Gregson  
Hull**  
01305 822222  
hgh.co.uk  
**FOR SALE**

**igloo**  
mortgages made simple  
01305 821 020  
www.igloomortgages.com

**Lanehouse Rocks Road**  
Weymouth, DT4 9DJ



**Asking Price**  
**£275,000 Freehold**



# Lanehouse Rocks Road

Weymouth, DT4 9DJ

- Bay-Fronted Detached Bungalow For Sale
- Two Double Bedrooms
- In Need of Some Modernisation
- Well-Proportioned, Nicely-Kept Garden
- Living Room & Conservatory
- Scope To Put-Your-Own-Stamp-On
- Potential for Parking to Front Subject to Permissions
- Desirable Location
- Close to Local Amenities
- Nearby Coastal & Country Walks





This BAY-FRONTED DETACHED BUNGALOW with TWO DOUBLE-BEDROOMS, a COSY LIVING ROOM and BRIGHT CONSERVATORY is presented for sale with NO ONWARD CHAIN. The home is IN NEED OF SOME MODERNISATION, but presents a WELL-PROPORTIONED, NICELY-KEPT REAR GARDEN as well as a FRONT GARDEN with POTENTIAL FOR PARKING subject to the relevant permissions. The property offers SCOPE to PUT-YOUR-OWN-STAMP-ON and viewings are highly advised to fully appreciate the potential on offer.

Stepping over the threshold, you find yourself in the entrance hallway. To the



right, you find yourself in the living room. The room is bay-fronted, well-proportioned with a feature fireplace and offering a perfect space to relax in of an evening or to entertain guests in.

To your left from the entrance hallway you find yourself in the main bedroom. Bedroom one offers a front-aspect bay window, feature fireplace and plenty of floorspace. The room would have plenty of room for a double bed and various other furnishings. Bedroom two is well-proportioned and offers plenty of floorspace as well as a rear-aspect window overlooking the garden and spilling light into the room. The room also offers a wash-hand basin as a useful addition.

The property also hosts a bathroom which comprises: a panelled bath tub with curtain and shower overhead; wash-hand basin and a WC.



To the rear, the property offers a kitchen with dining space onto the conservatory with access onto the rear garden. The kitchen comprises wood effect cabinets with worktops over as well as offering space for appliances and room for a dining table. Beyond the kitchen, the light and airy conservatory offers space to relax in, although it is currently utilised with a washing machine set up.



**Living Room**  
11'10" x 20'11" (3.61 x 6.4)

**Bedroom One**  
11'10" x 11'1" (3.61 x 3.4)

**Bedroom Two**  
10'9" x 10'9" (3.3 x 3.3)

**Kitchen / Diner**  
18'0" x 8'10" (5.5 x 2.7)

**Conservatory**

**Bathroom**  
5'8" x 6'10" (1.75 x 2.1)

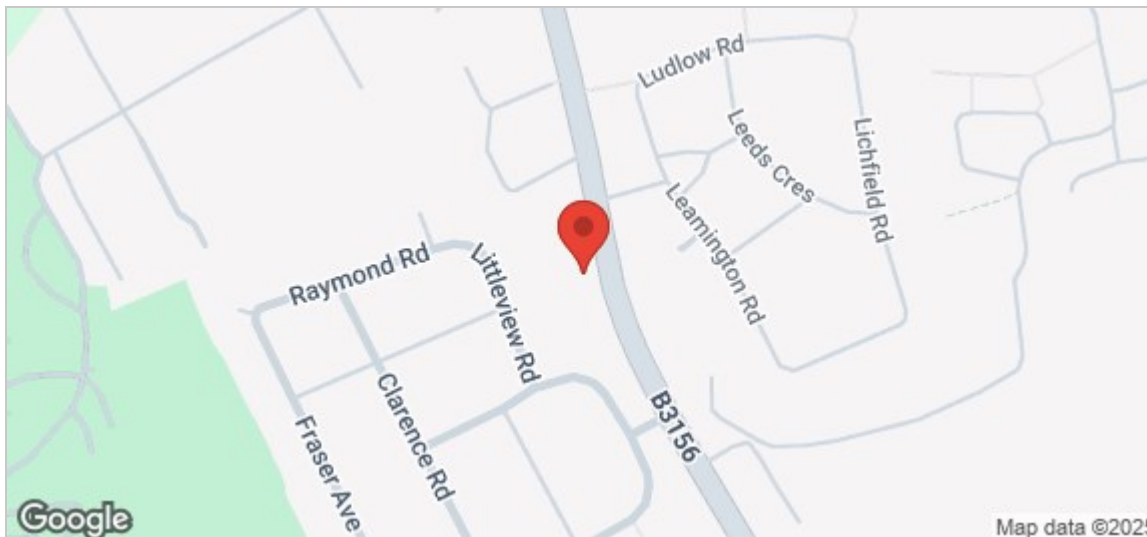
**Disclaimer**

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, 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**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: Bungalow  
 Property construction: Standard  
 Mains Electricity  
 Mains Water & Sewage: Supplied by Wessex Water  
 Heating Type: Gas  
 Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.  
[checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)



| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) <b>A</b>                          |                         |         |           |
| (81-91) <b>B</b>                            |                         |         |           |
| (69-80) <b>C</b>                            |                         |         |           |
| (55-68) <b>D</b>                            |                         |         |           |
| (39-54) <b>E</b>                            |                         |         |           |
| (21-38) <b>F</b>                            |                         |         |           |
| (1-20) <b>G</b>                             |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |         |           |

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