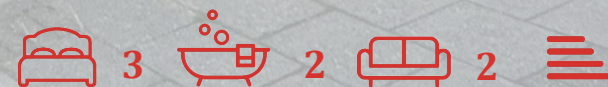




12

11 Love Lane
Weymouth, DT4 8JZ

Asking Price £260,000 Freehold



11 Love Lane

Weymouth, DT4 8JZ

A spacious Three bedroom three storey character terraced house located in this highly convenient position close to Weymouth's picturesque harbourside. The property has a large kitchen/ diner opening onto a additional living room, and a further living room to the ground floor level, two bedroom, Study Room and a bathroom to the first floor, and two further bedroom and an en-suite shower to the top floor level. There is gas central heating, many original features, and a private rear garden. Being sold with vacant possession and no forward chain.

LIVING ROOM

12'5" x 10'5" (3.80m x 3.20m)

Window and door to front, meter cupboard, panel radiator, wood stripped flooring, fireplace with wood burner, storage cupboards and shelving.

KITCHEN/ DINER

12'9" x 11'1" (3.90m x 3.40m)

Range of storage cupboards, belfast sink with mixer tap, space for a range cooker with extractor fan above, space for fridge freezer, storage alcove, wood stripped flooring, and panel radiator, opening into:

SECOND RECEPTION ROOM

14'9" x 11'5" (4.50m x 3.50m)

Windows and doors to rear, wood flooring, plumbing for washing machine, panel radiator and spotlights.

FIRST FLOOR

Shelving and storage cupboard, and door to:

BEDROOM ONE

14'1" x 10'2" (4.30m x 3.10m)

Window to front, cast iron fireplace with tiled hearth, and panel radiator.

STUDY

11'9" x 6'10" (3.60m x 2.10m)

Door to rear terrace, wall mounted boiler and panel radiator.

BATHROOM

Window to rear, roll top bath with mixer tap and hand shower attachment, low level WC, wash hand basin, mirrored cabinet, and half tiled walls.

TOP FLOOR

BEDROOM TWO

13'9" x 13'9" (4.20m x 4.20m)

Glazed dormer window to front, panel radiator, cast iron fireplace, and door to:





EN-SUITE SHOWER ROOM

Glazed shower cubicle, with tiled splash backs, wash hand basin, and low level WC.

BEDROOM THREE

13'5" x 9'10" (4.10m x 3m)

Glazed dormer window to rear, panel radiator, and cast iron fireplace.

OUTSIDE

To the rear of the property there is a paved patio with steps upto a lawn area and shrubs, and a decked terrace above.

COUNCIL TAX

Band C

OTHER INFORMATION

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 16 mbps

Superfast 80 mbps

Ultrafast 1800 mbps

Any Flood Risk?

Rivers & Seas Very Low

Surface Water Very Low

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Floor Plan



Viewing

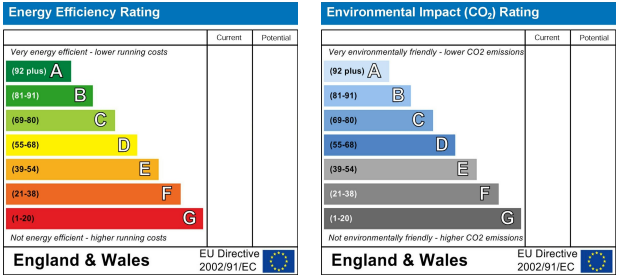
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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