

Symonds
& Sampson

Plot 140 Loveridge Grove

Nottingham, Weymouth, Dorset

CG FRY & SON
DEVELOPMENT
PLOT 140
3 Bed
FOR SALE
www.cgfray.co.uk

CG FRY & SON
DEVELOPMENT
About this home
3 Double bedrooms
22 Kitchen/dining room
with oak floor and fitted appliances
Lounge, WC, bathroom
bedroom 1 to suit
Turfed rear garden, garage and parking
www.cgfray.co.uk

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Plot 140 Loveridge Grove

Nottingham

Weymouth

Dorset DT3 5DF

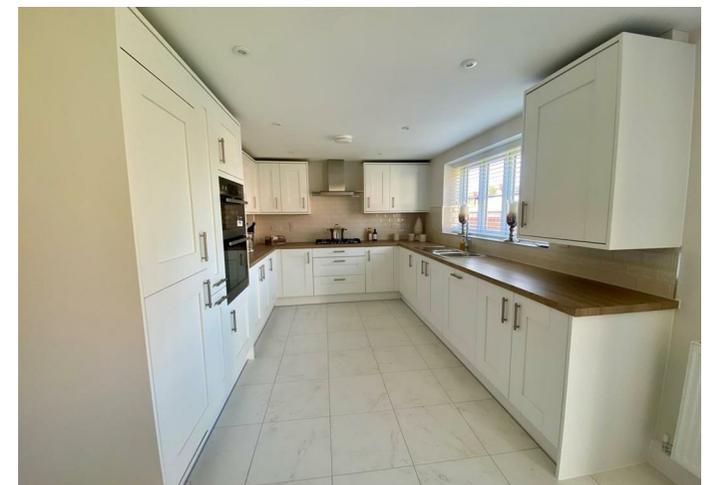
Constructed with brick under a tiled roof with accommodation arranged over two floors comprising of three bedrooms and two bathrooms, garage and parking space.



- 2 storey mid-terrace house
- 3 double bedrooms, including principal bedroom with en-suite
 - Flooring fitted and turf laid
 - Enclosed garden
- Garage and one parking space
 - Build complete
- EPC Predicted Energy Performance Rating - B
- Please call Symonds & Sampson on 01305 7756989

Guide Price £410,000
Freehold

Weymouth Sales
01305 756989
weymouth@symondsandsampson.co.uk



ACCOMMODATION

On the ground floor, a welcoming entrance hall with useful downstairs cloakroom and understairs storage cupboard, leads into a sitting room. The open plan kitchen/dining room will be fitted with attractive wall and floor cupboards with worksurfaces over. There will be a range of integrated appliances and, external doors to the garden. On the first floor are three double bedrooms with the principal bedroom benefitting from an en-suite shower room, a contemporary fitted bathroom suite with bath and shower over, airing cupboard and hatch to a loft space.

Please Note:

The drawings and particulars are for illustrative purposes only and shall not form part of any contract. Example images on the brochure are from a typical show home.

OUTSIDE

Externally, shrub and flower borders to the front. A timber gate to the side with access to the enclosed lawned garden with a paved area. Garage to the front with parking area for one car.

DIRECTIONS

What3words///rezoning.metals.blank

SITUATION

Nottingham Park is conveniently situated on the edge of Nottingham village. This exciting development is designed around green open spaces, tree lined avenues, woodland play area and walkways. A good range of amenities can be found within approximately 1 mile including a general store, petrol station, florist, veterinary clinic, supermarket and sport centre, all located on Dorchester Road. There are also both primary and secondary schools close by. Weymouth town centre can be found within approximately 2 miles and offers a comprehensive range of shops, marina and picturesque harbour, blue flag sandy beach and a range of recreational and cultural facilities. The area also provides the opportunity to enjoy a range of sailing and water sports activities, beaches and walks along the World Heritage Jurassic. There is a mainline rail station at Upwey, approximately $\frac{3}{4}$ of a mile from the property which provides rail links to London Waterloo and Bristol Temple Meads.

SERVICES

Mains gas, electric, water and drainage. Gas fired central heating system.

Local Authority Dorset Council - Tel: 01305 251010

MATERIAL INFORMATION

Council tax band – Banding TBC.

Predicted EPC band - B

Estate management charge £212.14 per annum

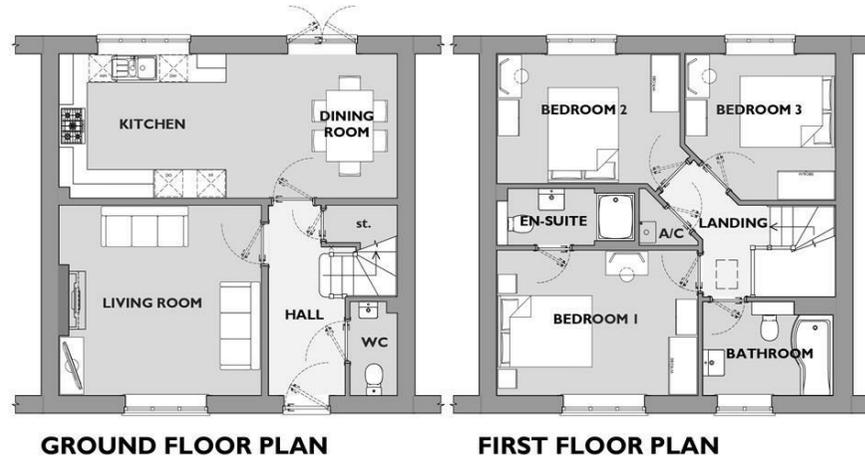
The property will include a NHBC 10-year warranty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	86	86
(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	

PLOT 140

THREE BEDROOM HOME



FIRST FLOOR

Bedroom 1
4.27 x 3.06m (14' x 10'1ft max)

Bedroom 2
3.89 x 2.73m (12'9 x 9ft max)
(Dimensions excluding door recess)

Bedroom 3
3.2 x 3.08m (10'6 x 10'2ft)
(Dimensions excluding door recess)

GROUND FLOOR

Living Room
4.30 x 4.03m (14'1 x 13'3ft max)

Kitchen / Dining Room
7.19 x 3.03m (23'7 x 10'0ft max)

Weymouth/pgs/13.02.26rev



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