



6 Lorton Lane
Broadway Weymouth, DT3 5DJ

Asking Price £325,000 Freehold

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6 Lorton Lane Broadway Weymouth, DT3 5DJ

A spacious two/ three bedroom semi detached bungalow located in this desirable position, close to good local amenities and the main line station at Broadway and is conveniently accessible to the town centers of Weymouth & Dorchester. The property has a modern fitted kitchen & bathroom, gas central heating, UPVC double glazed windows, parking to the front and an enclosed rear garden. PLEASE NOTE: The property is non conventional and system built.

ENTRANCE HALL

Tiled floor, and panel radiator.

HALLWAY

Wood flooring, built in bookshelves and storage, loft hatch and panel radiator.

LIVING ROOM

17'4" x 11'5" (5.30m x 3.50m)

Window to front, panel radiator, skylights, gas fire with attractive surround, and built in storage cupboards.

KITCHEN

10'2" x 7'10" (3.10m x 2.40m)

Window to side, modern range of fitted eye level base and wall units, hard wood working surfaces, ceramic sink with mixer tap, tiled flooring and splash backs, built in double oven, five ring gas hob and extractor above, plumbing for washing machine, and space for fridge freezer.

BEDROOM ONE

12'9" x 10'2" (3.90m x 3.10m)

Double aspect room, range of wardrobes to one wall, built in storage cupboards, and panel radiator.

BEDROOM TWO

8'10" x 6'2" (2.70m x 1.90m)

Door to garden, and panel radiator.

BEDROOM THREE/ STUDY

10'5" 5'6" (3.20m 1.70m)

Double aspect room, and panel radiator.

BATHROOM

Tiled walls and flooring, large walk in shower cubicle with splash boarding and wall shower, concealed low level WC and wash hand basin, large storage cupboard, further storage, wall heater, and chrome heated towel rail.

CLOAKROOM

Low level WC, wash hand basin with mixer tap and tiled splash backs.





OUTSIDE

To the front there is a brick paved driveway leading to a work shop measuring 8.60m x 1.50m (28'2" x 4'11") with power and working areas. there is a front garden area with lawn, mature shrubs and trees, flower beds and borders, an attractive water feature, outside water tap, and a pathway to the front door. To the rear there is a raised decked area with a storage shed, and steps down to the rear garden laid to gravel and paving, raised flower beds, a large greenhouse, under deck storage and a large cellar area under the property.

COUNCIL TAX

Band B

OTHER INFORMATION

Construction

The property is a non standard construction and system built

Broadband (estimated speeds)

Standard 15 mbps

Superfast 80 mbps

Ultrafast 1800 mbps

Any Flood Risk?

Rivers & Seas Very Low

Surface Water Very Low

Services

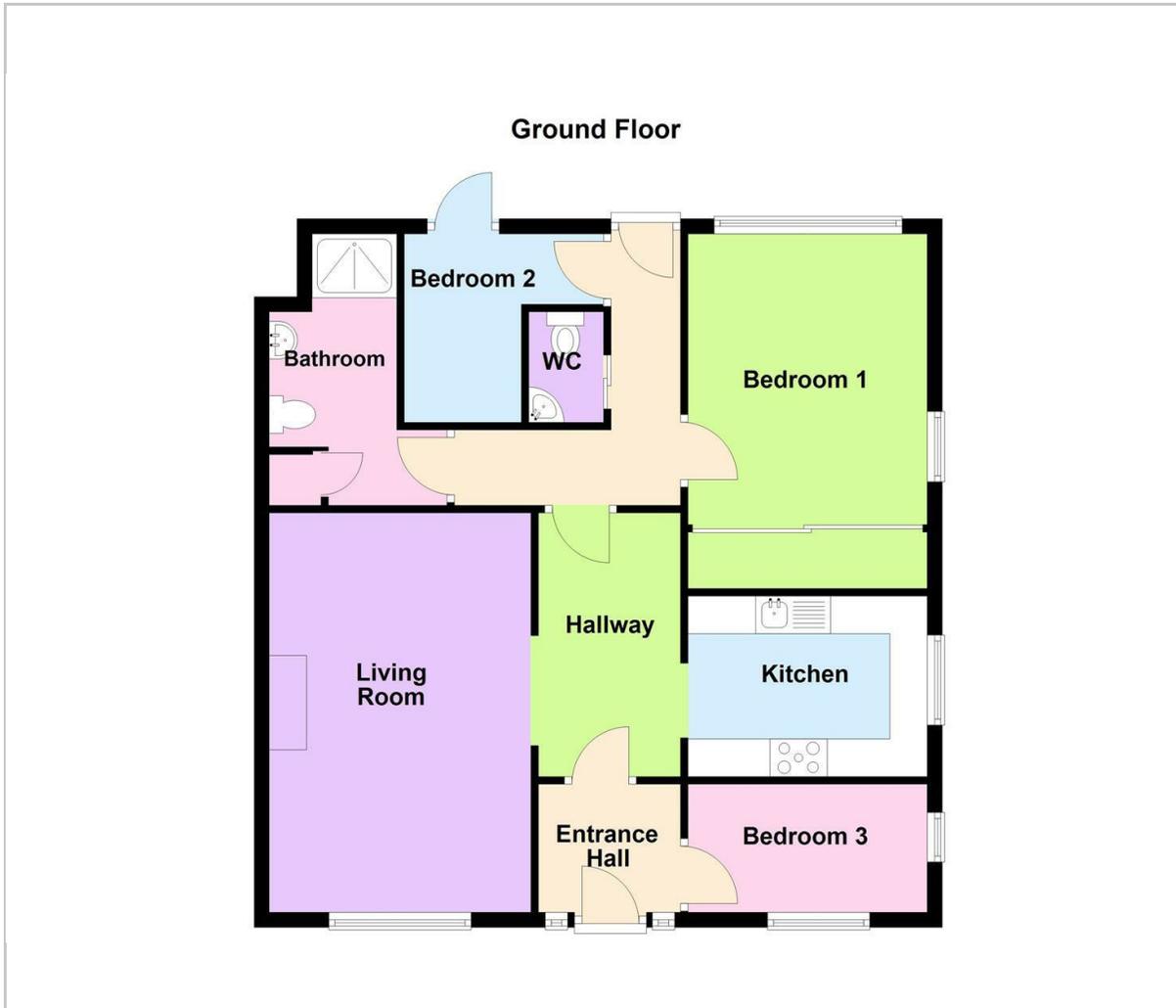
The property is supplied with mains gas, electricity and water, and mains drainage.

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

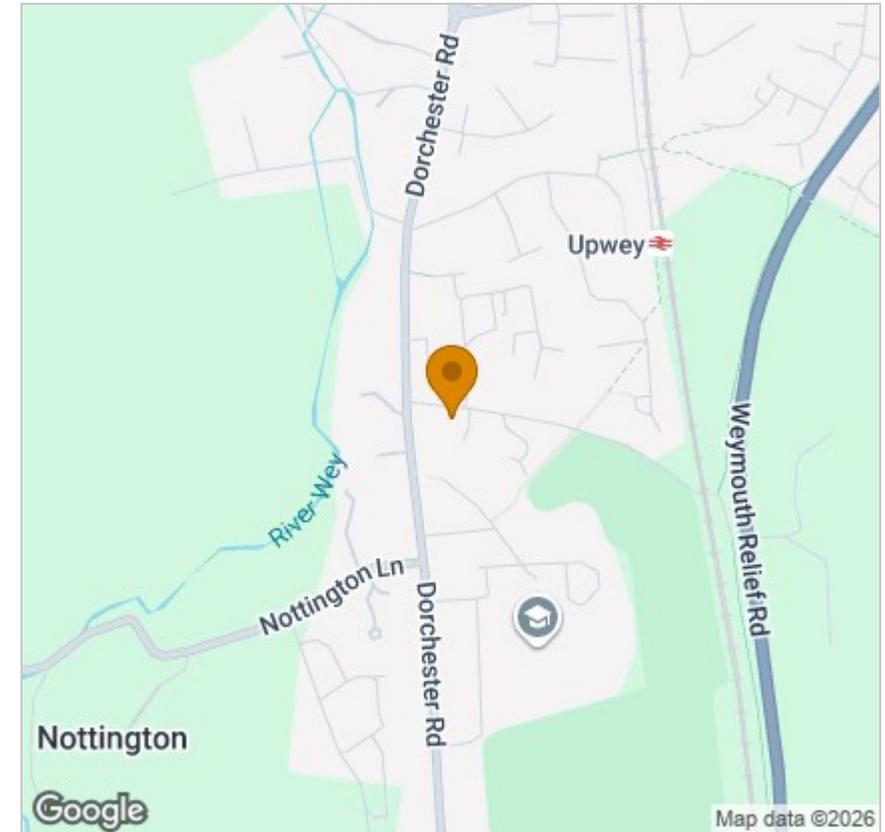


Viewing

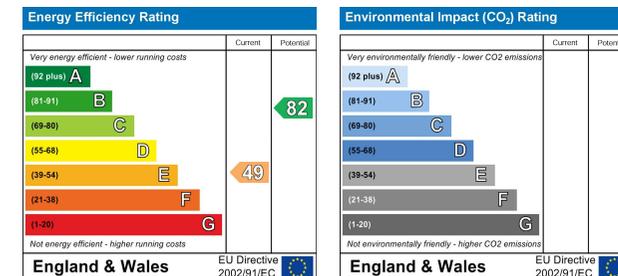
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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