

31 Ludlow Road

Weymouth, DT4 0HB

A spacious 3 bedroom end of terrace house in a popular residential location in Lanehouse with ample block paved off road parking and generous rear garden. This lovely family home benefits from an extended and modern fitted kitchen/dining room and separate living room with feature wood burner. The property is gas centrally heated and UPVC double glazed throughout and is conveniently located near a local doctors surgery, children's play park, shops and within the catchment area for multiple local schools.

Entrance Hallway

Access via the main front door, additional door giving access to the rear garden, Side aspect UPVC double glazed window, internal door into inner hallway

Inner Hallway

Doors to all principle rooms, stairs rising to the first floor

Living Room

12'3" x 15'11" max (3.74 x 4.86 max)

Front aspect UPVC double glazed window, feature fireplace housing a wood burner

Kitchen/Diner

18'4" max x 17'4" max (5.61 max x 5.30 max)

Extended kitchen/diner with modern fitted kitchen with ample timber finish worktop space, 5 ring gas hob with externally extracting fan above with oven and grill below, integrated fridge/freezer, one and quarter sink with mixer tap, breakfast bar, Double aspect UPVC double glazed windows, ample space for dining room table and snug area with patio doors giving access to the garden

Bathroom

Double aspect UPVC double glazed windows

Bedroom 1

9'8" x 14'2" (2.95 x 4.32)

Double bedroom with built in storage cupboard, front aspect UPVC double glazed window

Bedroom 2

11'10" max x 9'5" (3.61 max x 2.89)

Built in storage cupboard, rear aspect UPVC double glazed window

Bedroom 3

11'2" max x 8'4" (3.41 max x 2.55)

Large built in storage cupboard above the stairs, side aspect UPVC double glazed window

























Bathroom

P-Shaped bath with shower over head, Heated towel rail, hand wash basin, WC, double aspect UPVC double glazed windows

Office/Utility

Store room currently utilised as a utility room/office with light and power. Accessed by a separate external door.

Outside

Blocked paved driveway for 2/3 vehicles to the front, generous enclosed rear garden predominantly laid to grass with elevated seating area to the rear, large decking abutting the rear elevation.

Council Tax

Band B

Other Information

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds) Standard 17 mbps Superfast 80 mbps Ultrafast 1000 mbps

Flood Risk Rivers & Seas Very Low 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

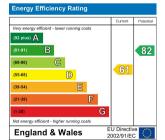
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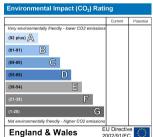
Floor Plan Area Map





Energy Efficiency Graph





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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