



Instinct Guides You



## Ludlow Road, Weymouth £230,000

- OPEN DAY
- No Onward Chain
- Large Front & Rear Gardens
- Generous Kitchen
- Open Plan Lounge/Dining Room
- Close To Local Amenities
- Two Double Bedrooms



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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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OPEN DAY 4.30 - 5.30 ON WEDNESDAY 18TH MARCH BY APPOINTMENT ONLY

Wilson Tominey are delighted to present this generously proportioned two-bedroom home, offering large front and rear gardens, a spacious kitchen, and an open-plan lounge/diner. The property is offered with no onward chain and enjoys a convenient position close to a range of local amenities.

Set back from the road, the home benefits from a substantial frontage. A pathway leads to the front door, bordered by lawn and mature planting, with established trees adding a sense of privacy and maturity.

Inside, the heart of the home is the open-plan lounge/dining room. Its dual-aspect design creates a bright, welcoming space with ample room for a variety of furnishings. The generous kitchen provides plentiful fitted cabinetry and work surfaces, along with a window overlooking the rear garden. A conservatory further enhances the ground-floor footprint, offering versatility and double doors that seamlessly connect the home with the garden.

To the first floor, the main bedroom spans the full width of the property. Two windows flood the room with natural light, and there is excellent space for a full range of bedroom furniture. The second bedroom, also a double, enjoys pleasant views over the rear garden. The bathroom completes the first floor and features a modern white suite comprising a bath with shower over, wash-hand basin, and W.C.

The rear garden is a standout feature—substantial in size for a two-bedroom home and offering a level, blank canvas ideal for landscaping or personalisation. Side access leads conveniently to the front of the property.

**Lounge/Diner 20'11" max x 12'6" max (6.39 max x 3.83 max )**

**Kitchen 11'3" x 11'1" (3.45 x 3.39)**

**Conservatory 9'0" x 8'1" (2.75 x 2.48)**

**Bedroom One 15'9" x 9'0" (4.82 x 2.76)**

**Bedroom Two 12'2" x 9'8" (3.73 x 2.96)**

**Bathroom 6'2" x 5'3" (1.89 x 1.62)**



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	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.