Hull Gregson Hull

20 Sundew Close

Weymouth, DT4 7UD

Guide Price £240,000 Freehold

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A 2 bedroom mid-terrace family home in the popular residential location of Lodmoor within easy walking distance of Lodmoor nature reserve, shops, amenities and Weymouth's award winning beach. This is an ideal First time buyer opportunity with light decorative updating required, with a low maintenance rear garden and allocated parking. The property is gas centrally heated and UPVC double glazed throughout and is also being offered to the market with no onward chain.

Living Room
14'11" x 12'9" (4.57 x 3.91)
Front aspect UPVC double glazed window, stairs rising to the first floor and access to the kitchen/diner

Kitchen
9'1" x 12'9" (2.79 x 3.91)
A range of eye and base level cupboards with ample worktop space, sink with drainer, 5 ring gas hob with extractor fan above and electric oven below, rear aspect UPVC double glazed window and external door to the rear garden.

Landing
Access to all rooms on the first floor, airing cupboard with hot water cylinder

Bedroom 1
12'3" x 9'7" (3.74 x 2.93)
Front aspect UPVC double glazed window, built in storage cupboard

Bedroom 2
11'10" x 6'8" (3.62 x 2.05)
Rear aspect UPVC double glazed window

Shower room
Rear aspect UPVC double glazed window, walk in shower with glass screen, WC and hand wash basin

Garden
Low maintenance rear garden laid to a mixture of patio slabs and gravel, hard standing and shed with electric, rear access gate.

Parking
An allocated parking space

Council Tax
Band B

Other Information
Construction
Traditional cavity wall construction with brick elevations under a tiled roof

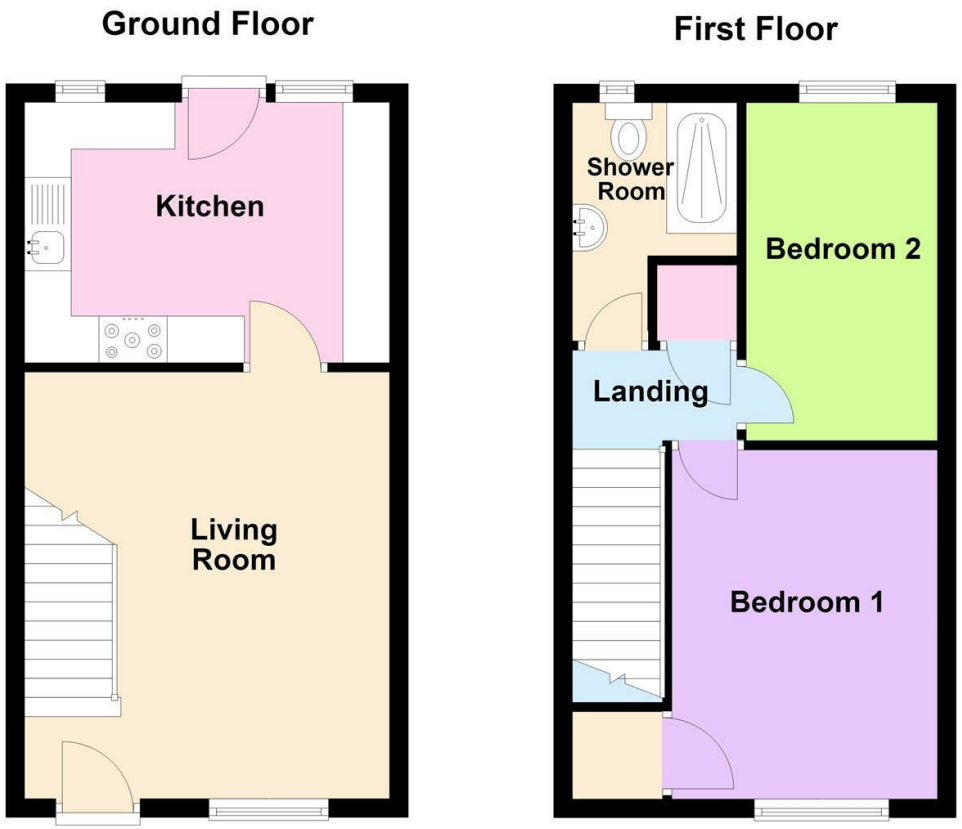
Broadband (estimated speeds)
Standard - 5 mbps
Superfast - 57 mbps
Ultrafast - 1800 mbps

Flood Risk
Rivers & Seas - Very Low
Surface Water - Very Low

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

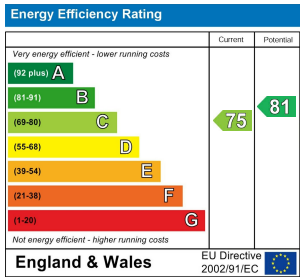
Legal Disclaimer
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of
representation of fact, but must satisfy themselves by inspection 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.

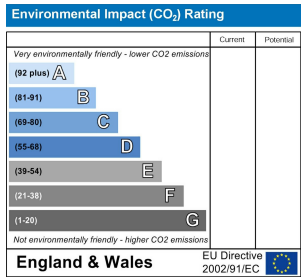
Floor Plan



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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