



31 Ludlow Road  
Weymouth, DT4 0HB

**Offers Over £310,000 Freehold**





## 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

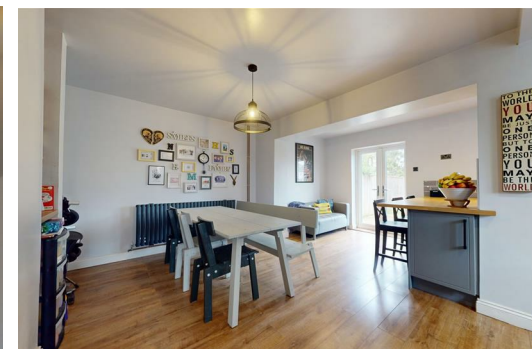
11'10" max x 9'5" (3.61 max x 2.89)

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 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

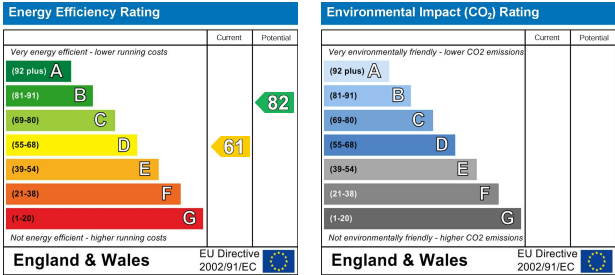
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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