



**3 Bed  
House - Terraced  
located in Wyke Regis**

**22 Lea Road  
Wyke Regis  
Weymouth  
DT4 9HT**



**Asking Price £235,000**

Roger McGhee are pleased to bring to the market this mid terraced house in the popular area of Wyke Regis. The accommodation comprises lounge, kitchen/dining, downstairs WC, three bedrooms and bathroom. There is a front garden and low maintenance rear garden which is decked and paved. Offered for sale with no forward chain. \*FURTHER PHOTOS WILL FOLLOW\* SOME PHOTO'S USED TAKEN in 2021

### **Entrance Hallway**

Radiator. Under stairs storage cupboard. Doors to all rooms.

### **Lounge**

11'10" max x 11'5" max

Upvc double glazed window to front, radiator. Picture rail.

### **Kitchen**

11'8" x 11'5"

Range of wall and floor units with worksurfaces over, inset sink unit, plumbing for washing machine and dishwasher. Gas cooker point. Upvc double glazed window to rear, radiator. Wall mounted boiler.

### **WC**

Wash hand basin and low level WC. Heated towel rail.

### **Landing**

Loft access. Airing cupboard and storage cupboard.

### **Bedroom One**

11'8" max x 11'6" max

Upvc double glazed window to rear, radiator.

### **Bedroom Two**

9'9" x 7'8"

Upvc double glazed window to front, radiator. Storage cupboard/wardrobe.

### **Bedroom Three**

9'8" max x 6'5" max

Upvc double glazed window to front, radiator. Storage cupboard.

### **Bathroom**

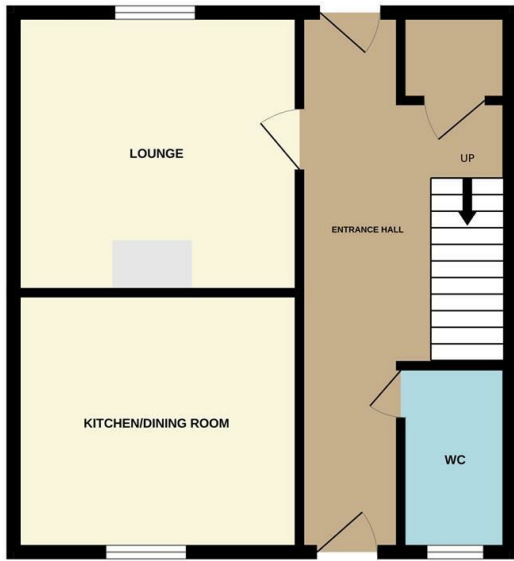
Comprising low level WC, wash hand basin and 'claw foot' bath with shower over. Upvc double glazed window to rear.

### **Outside**

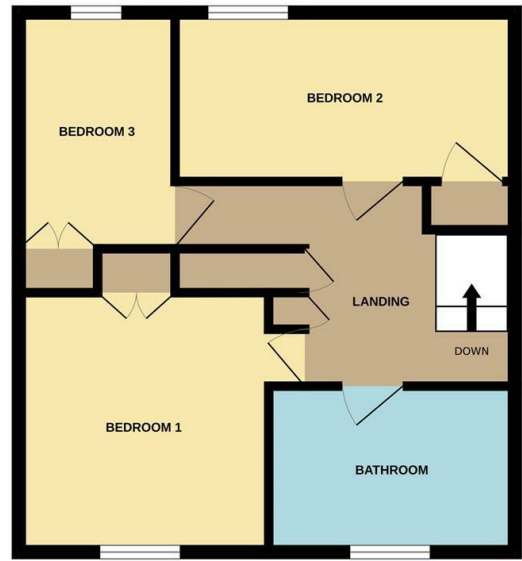
The front garden is laid mainly to lawn with pathway to the front door. The enclosed rear garden is part paved with a pathway to the rear.



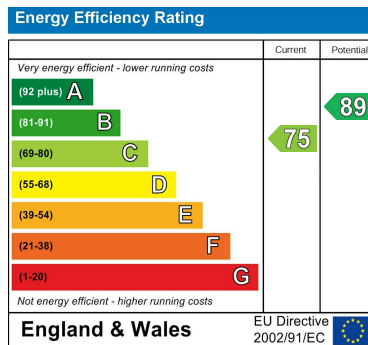
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## DIRECTIONS

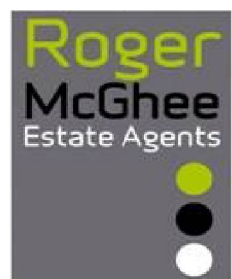
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