









# 2 Bedroom
# House - End Terrace
# located in Weymouth

Roger McGhee Estate Agents

Professional Service
Personal Approach

# 64 Newstead Road
# Weymouth
# DT4 0AU

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## Asking Price £199,950

Positioned close to Weymouth's popular inner harbour and town centre is this two bedroom end terraced house, offered for sale with no forward chain. There is a lounge/dining, kitchen and lean to on the ground floor, the two bedrooms and bathroom are to the first floor. There is an enclosed rear garden with potential to create off road parking (subject to planning permission).

**Upvc double glazed front door to**

### Entrance
Door to:

### Hallway
Wall mounted electric storage heater. Two under stairs storage cupboards. Stairs to first floor.

### Lounge/Dining Room
Lounge - 11'7 max x 10'1 + bay
Dining Room - 10'3 x 9'5

Double glazed windows to front and rear, wall mounted electric radiator. Two electric fires.

### Kitchen
8'8 x 7'3
Range of wall and floor units with work surfaces over, inset sink unit, cooker point, plumbing for washing machine, space for fridge/freezer. Double glazed window to rear. Door to side.

### Lean to
Door to WC with original fixings, this could be reconected or adapted to provide a storage cupboard. Door to rear.

### Landing
Loft access. Storage cupboard. Doors to all rooms.

### Bedroom One
15 max x 10'1 + bay
Double glazed bay window to front, wall mounted electric radiator.

### Bedroom Two
10'3 max x 9'6 max
Double glazed window to rear, wall mounted electric radiator. Storage cupboard.

### Bathroom
Comprising low level WC, wash hand basin and panelled bath with shower over. Cupboard housing water cylinder. Double glazed window to rear.

### Outside
There is an enclosed rear garden laid mainly to hardstanding with some shrub and flower borders. Possibility to gain off road parking, subject to the relevant planning permissions.

### Agents Note
These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive.







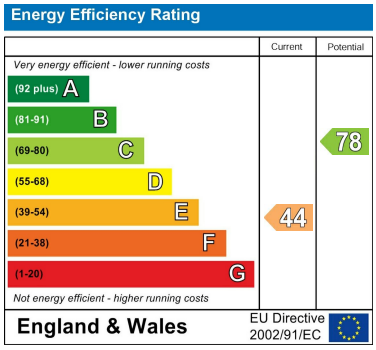


GROUND FLOOR

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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