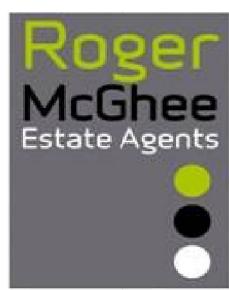




**2 Bedroom
House - Terraced
located in Wyke Regis, Weymouth**



PROFESSIONAL SERVICE
PERSONAL APPROACH

**37 Gallwey Road
Weymouth
DT4 9AJ**



Asking Price £230,000

We are delighted to bring to the market this well presented two bedroom house in Gallwey Road, Wyke Regis, close to local amenities and popular schools. The accommodation briefly comprises two bedrooms, lounge/dining room, kitchen and bathroom. There is an enclosed rear garden with a outhouse/workshop. Offered for sale with no onward chain.

Entrance Hallway

Radiator. Stairs to first floor. Door to:

Dining Area

14'4 max x 9'1 max

Double glazed window to rear, radiator. Laminate flooring. Arch to:

Lounge Area

10'1 + bay x 9'1

Double glazed bay window to front, radiator. Continuation of laminate flooring.

Kitchen

10'5 x 7'8

Range of wall and floor units with work surfaces over, inset sink unit, inset hob and oven. Space for fridge, plumbing for washing machine. Window and door to side.

Bathroom

White suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Heated towel rail. Part tiled. Inset ceiling spotlights. Double glazed window to rear.

Lean to

Providing storage space. Doors to rear providing access to the garden.

Landing

Shelving. Loft access. Doors to all rooms.

Bedroom One

15 max x 10'1 max

Upvc double glazed window to front, radiator. Fitted wardrobes. Cupboard housing boiler.

Bedroom Two

15'1 max x 9'2 max

L shaped room

Two upvc double glazed windows to rear, radiator

Outside

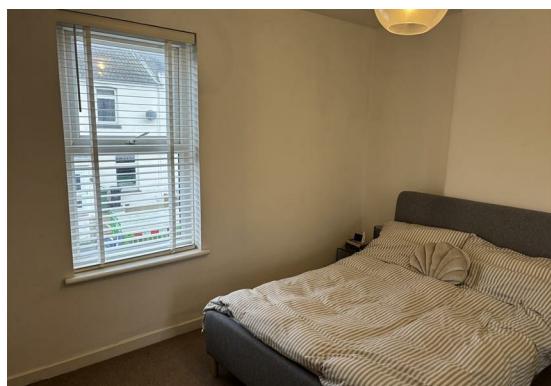
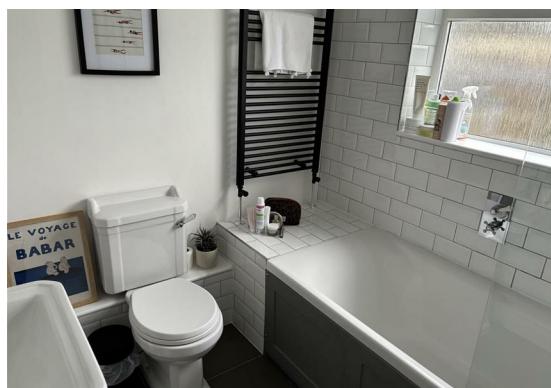
Walled front garden with pathway to front door. There is an enclosed rear garden laid mainly to decking, pathway providing access to outhouse/workshop. The outhouse/workshop measures 16'4 x 12

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.

Estate Agent Act 1979 - Declaration of personal interest.
Please note that the vendor of this property is a friend of an employee of Roger McGhee Estate Agents.

EPC to follow





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate and not necessarily to scale. There may be some 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

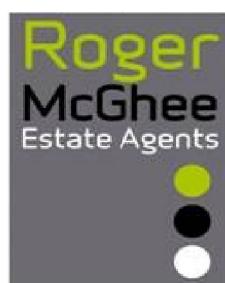
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