



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





**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**





GALLWEY ROAD, WYKE REGIS

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

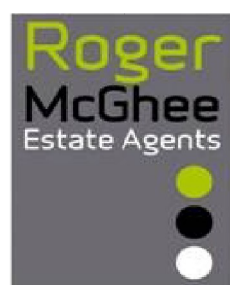
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