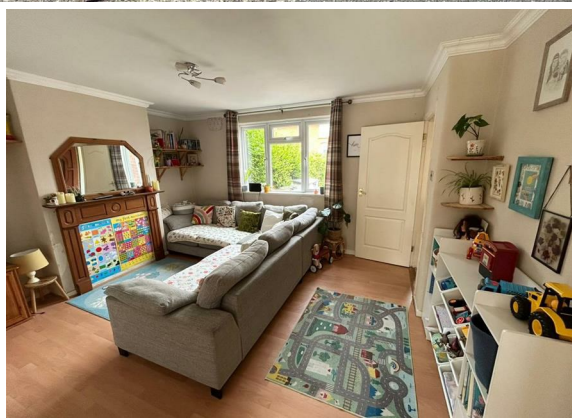




**3 Bedroom
House - Semi-
Detached
located in
Weymouth**

**Asking Price
£280,000**



**Roger
McGhee**
Estate Agents

PROFESSIONAL SERVICE
PERSONAL APPROACH

**13 Queensland
Road
Weymouth
DT4 0LR**



Porch

Double glazed windows to front and side. Door to:

Entrance Hallway

Stairs to first floor. Radiator. Door to:

Lounge

14'7 max x 12 max

Upvc double glazed window to front, radiator. Laminate flooring. Under stairs storage cupboard.

Dining Room

11'6 max x 8'9 max

Upvc double glazed doors to rear providing access to the garden, radiator. Laminate flooring. Arch to:

Kitchen

8'9 x 6'6

Range of wall and floor units with work surfaces over, inset sink unit, cooker point, space for fridge/freezer. Wall mounted boiler. Double glazed window to rear.

Utility Room

9'4 max x 8'9 max

Double glazed window to side. Plumbing for washing machine. Laminate flooring.

Office

12'4 x 8'5

Sky light. Door to storage area with roller door.

Landing

Storage cupboard. Double glazed window to side. Doors to all rooms.

Bedroom One

12'3 x 9'1

Two double glazed windows to rear, radiator.

Bedroom Two

12 max x 8'4 max

Upvc double glazed window to front, radiator. Pull down ladder providing loft access.

Bedroom Three

9'2 max x 8'8 max

Upvc double glazed window to front, radiator. Fitted bed/cot unit with cupboards and shelving.

Bathroom

White suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Tiling. Heated towel rail. Upvc double glazed window to rear.

Outside

The front of the property has been paved to provide off road parking. The fabulous rear garden is enclosed and stocked with an abundance of mature shrubs, trees and flowers some within raised 'railway sleeper' borders. There is an initial patio area, ideal for outside entertaining, this leads to a lawn.

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.



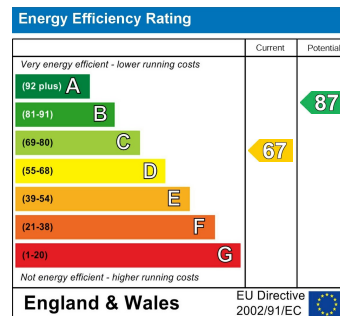
GROUND FLOOR



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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CONTACT

11 Frederick Place
St Thomas Street
Weymouth
Dorset
DT4 8HQ

E: admin@rogermcghee.co.uk
T: 01305 779655
www.rogermcghee.co.uk