



**4 Bedroom
House - Detached
located in Wyke
Regis**

**Asking Price
£325,000**



**Roger
McGhee**
Estate Agents



PROFESSIONAL SERVICE
PERSONAL APPROACH

**Laburnum Bohays
Drive
Wyke Regis
Weymouth
DT4 9NN**

Double glazed door to:

Kitchen/Dining Room

16'4 x 8'8 + 17'5 x 5'8

L-shaped room

Double glazed window to front and side, radiator. Floor units with work surfaces over, inset sink unit. Cooker point, plumbing for washing machine. Door to:

Inner Hallway

Double glazed door to side. Radiator. Stairs to first floor. Doors to:

Study/Dining Room

12'2 max x 9'9 max

Radiator

Lounge

13'2 max x 10'4 max and 16'3 x 11'1

Measured in two parts

Two double glazed windows to rear, one to side. Sliding doors to rear. Three radiators. Under stairs storage cupboard housing 'Glow worm' boiler/

Landing

Loft access. Doors to all rooms

Bedroom One

16'3 x 11'6

Two upvc double glazed windows to rear with views towards Portland, radiator.

Bedroom Two

10'5 max x 10'2 max

Upvc double glazed window to side, radiator. Fireplace

Bedroom Three

12'1 x 8'5

Double glazed window to front, radiator.

Bedroom Four

7'3 x 6'8

Double glazed window to front, radiator.

Bathroom

Comprising panelled bath with shower over, wash hand basin and WC. Window to side, radiator.

Garage

21'4 max x 15'7 max

Up and over door. Power and lighting.

Outside

The front garden is walled with a pathway and small hardstanding providing access to the garage. The rear garden is mainly laid to lawn. We believe there is a shared path to the rear, please ensure your solicitors verify this before incurring any costs.

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



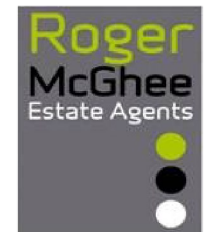
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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| 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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