



**2 Bedroom  
Maisonette**  
located in Rodwell,  
Weymouth

**Asking Price  
£200,000**



**Roger  
McGhee**  
Estate Agents

PROFESSIONAL SERVICE  
PERSONAL APPROACH

**120 St. Leonards  
Road  
Weymouth  
DT4 8LB**

## **Front door to**

### **Entrance**

Stairs to first floor

### **Hallway**

Radiator. Doors to all rooms. Stairs to second floor.

### **Lounge**

17 max into bay x 11

Double glazed bay window to front, radiator. Picture rail.

### **Kitchen**

11'1 x 5'6 + 9'9 x 7'9

L-shaped room

Range of wall and floor units with work surfaces over, inset sink unit, plumbing for washing machine, space for cooker.

Wall mounted boiler. Loft access. Double glazed window to side, radiator. Door to:

### **Rear Porch**

Upvc with door to side with access steps down to garden.

Storage cupboard.

### **Dining Room**

12'9 max x 11 max

Double glazed window to side, radiator.

### **Bedroom Two**

14'5 max x 11 max

Double glazed window to rear, radiator.

### **Bathroom**

Comprising low level WC, wash hand basin and panelled bath. Tiling. Double glazed window to front.

### **Second Floor Landing**

Storage cupboard. Door to:

### **Bedroom One**

17'2 x 13'2

Part sloping ceiling

Double glazed window to front, roof window to rear, radiator.

### **Rear Garden**

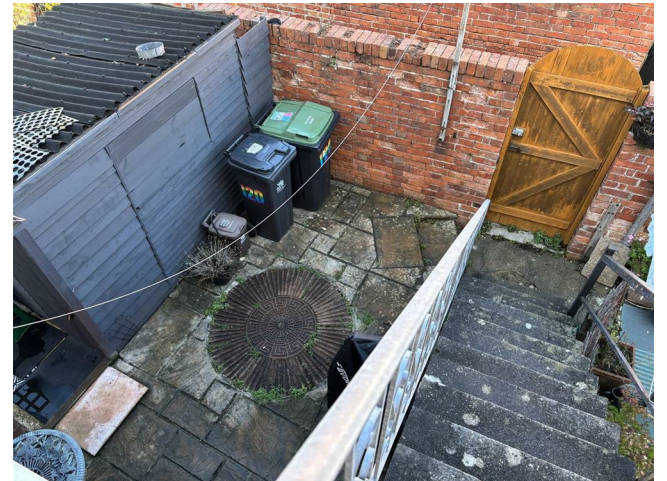
There is a garden to the rear which is laid to hardstanding.

### **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.







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.  
Made with Metropix C3205

| 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 |         |           |
| England & Wales<br>EU Directive 2002/91/EC  |         |           |

## CONTACT

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