



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

**Asking Price  
£335,000**



**Roger  
McGhee**  
Estate Agents

PROFESSIONAL SERVICE  
PERSONAL APPROACH

**5 Manor Close  
Portesham  
Weymouth  
DT3 4EH**

**Hallway/Porch**

Wall mounted electric radiator. Upvc double glazed window to front. Door to:

**Lounge**

20'5 max x 12'8 max

Upvc double glazed window to front, wall mounted electric radiator, coving. TV aerial point.

**Conservatory**

9'1 max x 8'7 max

Dwarf brick wall. Door to rear.

**Kitchen**

11'9 x 9'5

Range of wall and floor units with work surfaces over, inset sink unit. Inset oven and hob. Built in fridge/freezer. Tiling. Upvc double glazed window and door to rear, wall mounted electric radiator. Under stairs storage cupboard. Laminate flooring.

**Utility Area**

8'3 x 4'4

Plumbing for washing machine. Upvc double glazed window and door to rear. Door to:

**WC**

Low level WC and pedestal wash hand basin.

**Landing**

Wall mounted electric radiator. Airing cupboard. Doors to all rooms.

**Bedroom One**

14'9 x 8'9

Upvc double glazed window to front, wall mounted electric radiator. Storage cupboard. Loft access.

**Bedroom Two**

11'9 max x 9'5 max

Upvc double glazed window to front, wall mounted electric radiator. Built in wardrobes.

**Bedroom Three**

8'9 x 6'6

Upvc double glazed window to rear, wall mounted electric radiator. Two storage cupboards.

**Shower Room**

Comprising WC, wash hand basin and shower cubicle. Tiling. Heated towel rail. Upvc double glazed window to rear.

**Garage**

16'3 max x 8'8 max

Up and over door. Power and lighting.

**Outside**

The front provides ample off street parking and access to the garage. Pathway to the front door. The rear garden is enclosed and laid to paving, some shrub and flower borders.

**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

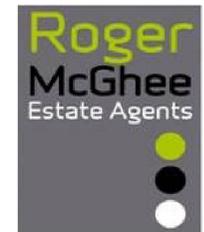
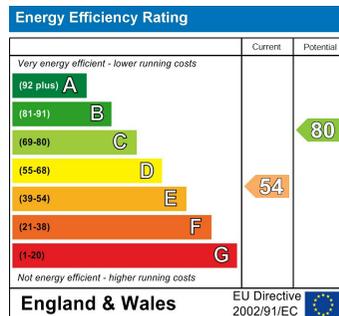


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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