



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

**Offers In The
Region Of
£280,000**



**Roger
McGhee**
Estate Agents



PROFESSIONAL SERVICE
PERSONAL APPROACH

**48a Roman Road
Weymouth
DT3 5JH**

Porch

Double glazed window to front. Door to:

Hallway

Stairs to first floor. Door to:

Lounge

15'7 max x 13'3 max

Double glazed window to front, radiator. Door to:

Dining Room

8'9 x 8'1

Double glazed window to rear, radiator. Door to:

Kitchen

10'4 x 8'8

Range of wall and floor units with work surfaces over, inset sink unit, cooker point. Plumbing for washing machine. Double glazed window and door to rear. Under stairs storage cupboard.

Landing

Loft access. Radiator. Doors to all rooms.

Bedroom One

11'8 x 9'4

Double glazed window to front, radiator. Built in wardrobe

Bedroom Two

10'5 x 8'9

Double glazed window to rear, radiator. Cupboard housing boiler. Storage cupboard.

Bedroom Three

9'2 max x 8'7 max

Double glazed window to front, radiator.

Shower Room

Pedestal wash hand basin and shower cubicle. Part tiled.

Double glazed window to rear, radiator.

WC

Low level WC. Double glazed window to rear.

Outside

There is a walled garden to the front, mainly laid to gravel. Off street parking. To the rear is an enclosed garden laid mainly to gravel with a lawn area. Side pedestrian access.

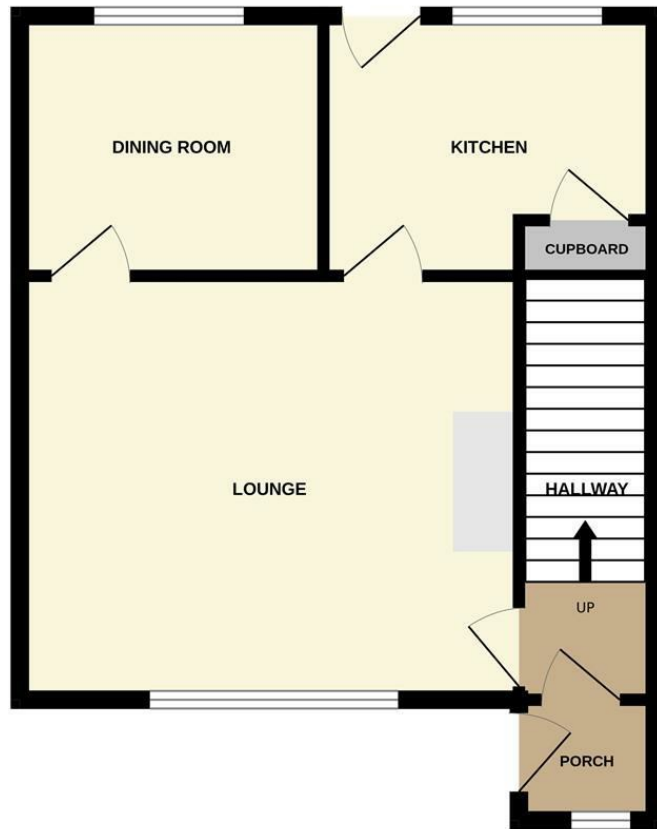
Agents Note

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.

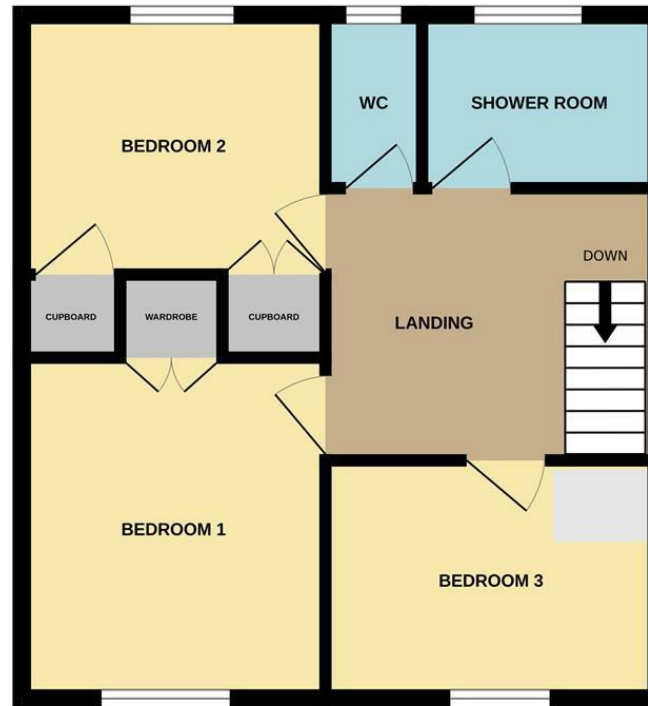




GROUND FLOOR



1ST FLOOR



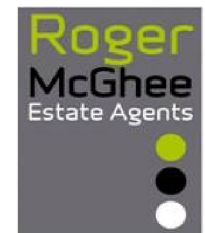
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

CONTACT

11 Frederick Place
St Thomas Street
Weymouth
Dorset
DT4 8HQ

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



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