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Rachel J Homes
Estate Agents

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## 60 Marlborough Drive, Weston-Super-Mare, BS22 6DQ

## *£260,000*

- End of Terrace House
- Downstairs Bedroom with Ensuite
- Kitchen and Utility
- Double Glazing and GCH
- Three Bedrooms
- Lounge/Diner
- Office
- Garage and Driveway

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# 60 Marlborough Drive, Weston-Super-Mare BS22 6DQ

Rachel J Homes is delighted to market this End of Terrace House ideally situated in a tucked away position in North Worle but still convenient to Schools, Shops, Amenities and Transport Links via M5 corridor, Rail and Bus Routes. If you are looking for a versatile and good sized home for your growing family then make sure this is on your list to view. The accommodation briefly comprises of Entrance Hall, Lounge/Diner, Kitchen, Utility, Office, Downstairs Bedroom with Ensuite, Two Bedrooms on the first floor, Bathroom, Front and Rear Gardens, Garage and Driveway. Added benefits of this home include gas central heating and double glazing. Accompanied viewings - CALL NOW!!

3 2 1 EPC C

Freehold

Council Tax Band: B







### Entrance Hallway
UPVC double glazed front door, internal UPVC double glazed window to lounge, radiator, doors off.

### Lounge/Diner
**7.01 x 3.64 (22'11" x 11'11")**
UPVC bay window to front, two radiators, TV point, door to.

### Kitchen
**3.59 x 2.54 (11'9" x 8'3")**
UPVC window and door to rear garden, range of wall and base units with worktop over, stainless steel sink and drainer with mixer tap over, gas hob with extractor fan over, electric under counter oven, integrated dishwasher, integrated fridge/freezer, part tiled walls,

### Utility
**2.21 x 1.29 (7'3" x 4'2")**
UPVC window to side, space for washing machine, space for tumble dryer.

### Office
**2.58 x 2.32 (8'5" x 7'7")**
UPVC window to front, radiator.

### Bedroom Three
**3.67 x 2.84 (12'0" x 9'3")**
UPVC door and side windows giving disabled access to garden, radiator.

### Ensuite
**2.49 x 1.56 (8'2" x 5'1")**
UPVC window to side, radiator, panel bath with electric shower over, low-level WC, wash hand basin, part tiled walls, non-slip floor.

### Stairs to First Floor
Landing - Loft access, airing cupboard, doors off

### Bedroom One
**3.65 x 3.22 (11'11" x 10'6")**
UPVC double glazed window to front, radiator, built in wardrobes and drawers, cupboard.

### Bedroom Two
**3.63 x 2.40 (11'10" x 7'10")**
UPVC double glazed window to rear, radiator, cupboard.

### Bathroom
UPVC double glazed window to side, radiator, panel bath with electric shower over, low-level WC, pedestal wash hand basin, tiled walls.

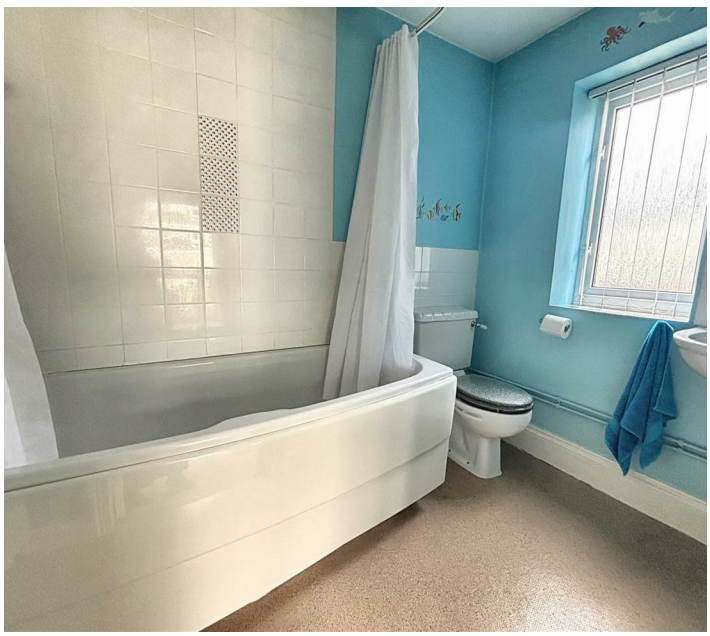
### Front Garden
Mainly laid to lawn, mature shrub borders, side access gate.

### Rear Garden
Enclosed by fence, rear access gate, personal door to garage, mature shrub borders.

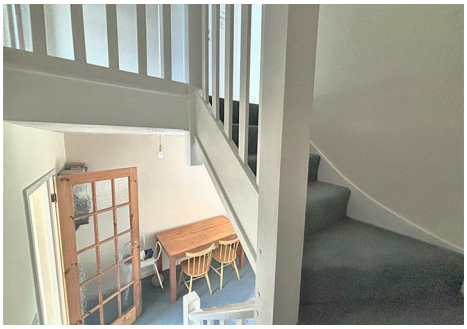
### Garage
Up and over door, power and light, shared driveway access.

























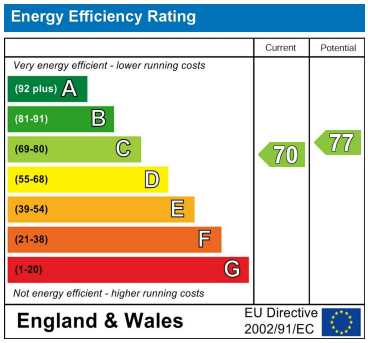



## Viewings

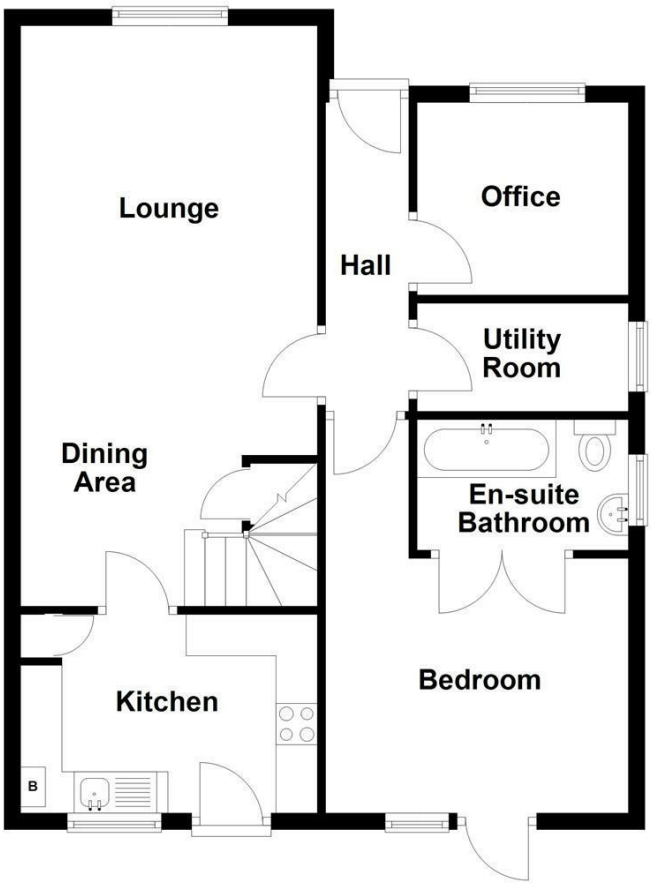
Viewings by arrangement only. Call 01934 621299 to make an appointment.

## EPC Rating:

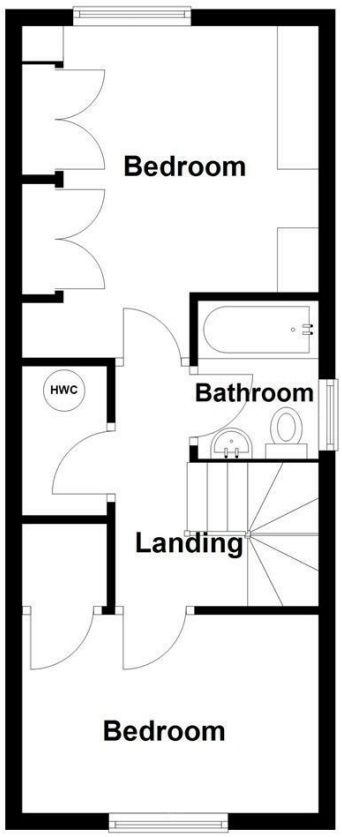
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## Ground Floor




## First Floor




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