



7 Hanover Close, Weston-Super-Mare, BS22 7UJ

£175,000

- Well Presented First Floor Flat
- Lounge/Diner
- Bathroom
- Garage & Parking
- One Double Bedroom
- Kitchen
- Double Glazed & GCH
- EPC TBC

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Rachel J Homes is delighted to market this Well Presented First Floor Flat with its own entrance, ideally situated in North Worle, close to amenities, shops, and transport links via M5, Rail and Bus routes. If you are a first time buyer or perhaps downsizing make sure this is on your list to view. The accommodation briefly comprises of Own Entrance, Inner Hallway, Lounge/Diner, Double Bedroom, Bathroom, Shared Rear Garden, Garage and Parking. Added benefits of this lovely home include double glazing and gas central heating. Accompanied viewings - CALL NOW to book yours!!!



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EPC

Council Tax Band: A



Entrance

UPVC door, stairs to first floor.

Inner Hallway

Storage cupboard, doors off.

Lounge/Diner

5.4 (widest) x 3.57 (17'8" (widest) x 11'8")

Two UPVC Double glazed windows to front, storage cupboard, TV point, radiator. door to:

Kitchen

2.63 x 2.00 (8'7" x 6'6")

Upvc Double glazed window to rear, range of wall and base units work surface over and up-tile, ceramic sink and drainer with mixer tap over, space for fridge, washing machine and oven with extractor hood over.

Bedroom

3.33 x 2.63 (10'11" x 8'7")

UPVC Double glazed window to rear, radiator.

Bathroom

1.94 x 1.69 (6'4" x 5'6")

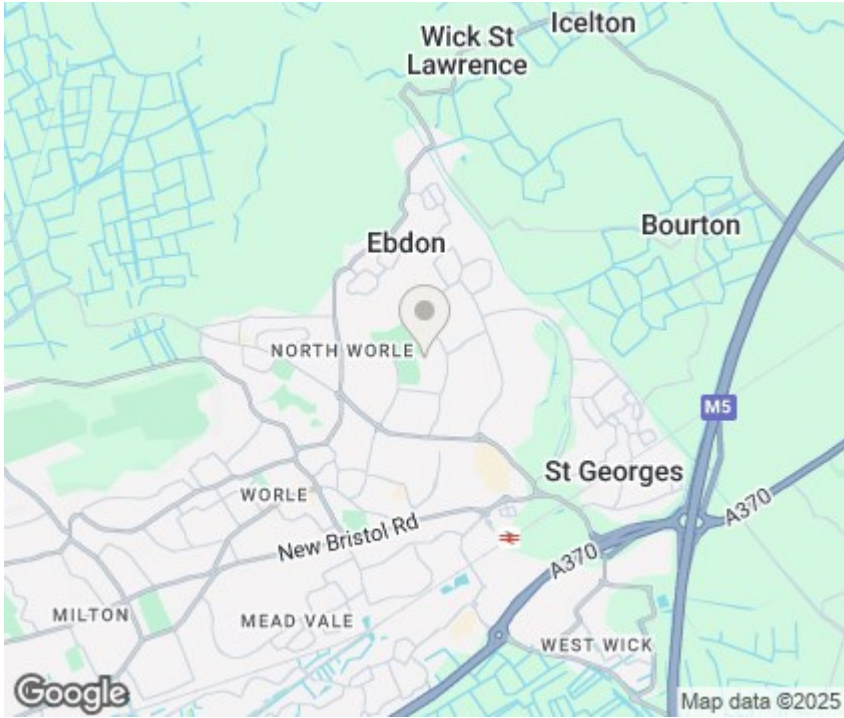
UPVC Double glazed window to side, low level WC, pedestal wash hand basin, P-shaped bath with electric shower over, fully tiled walls and floor, heated towel rail, loft access to boiler.

Garage

Up and over door, power and light, parking space for two cars in front.

Shared Rear Garden

Storage shed, access to drying area, bin storage, outside tap.



Viewings

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

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	