



**28 Griffen Road, Weston-Super-Mare, BS24 7HG**

**£255,000**

- Mid Terrace House
- Lounge
- Bathroom & DS W/C
- Double Glazed & GCH
- Three Bedrooms
- Kitchen/Diner
- Two Off Road Parking Spaces
- Low Maintenance Rear Garden

# 28 Griffen Road, Weston-Super-Mare BS24 7HG

Rachel J Homes is delighted to market this Mid Terrace House ideally situated in Weston Village close to Schools, Shops, Amenities and Transport Links. If you are looking as a first time buyer or maybe downsizing, make sure this is on your list to view. The accommodation briefly comprises of Entrance Hall, Downstairs Cloakroom, Lounge, Kitchen/Diner, Three Bedrooms, Bathroom, Low Maintenance Rear Garden, Two Off Road Allocated Parking Spaces. Added benefits of this home include double glazing and gas central heating. Accompanied viewings - CALL NOW to book yours!!



EPC  
C

Freehold

Council Tax Band: C



### **Entrance**

Upvc Double glazed entrance door, door to lounge and door to;

### **Downstairs Cloakroom**

Low level W/C, wash hand basin, radiator.

### **Living Room**

4.94 x 3.42 (16'2" x 11'2")

Upvc Double glazed window to front, two radiators, TV point, telephone point, stairs to first floor, door to;

### **Newly Fitted Kitchen/Diner**

4.46 x 2.72 (14'7" x 8'11")

Upvc double glazed window and French doors to rear garden, range of wall and base units with work surface over and tiled splash back, stainless steel sink and drainer, space for free standing cooker, fridge freezer, washing machine and dishwasher, radiator.

### **Stairs and Landing**

Storage cupboard, doors off to all rooms.

### **Bedroom One**

3.78 x 2.48 (12'4" x 8'1")

Upvc Double glazed window to rear, built in double wardrobe, radiator.

### **Bedroom Two**

3.34 x 2.58 (10'11" x 8'5")

Upvc Double window to front, radiator.

### **Bedroom Three**

2.66 x 1.88 (8'8" x 6'2" )

Upvc Double glazed window to rear, radiator.

### **Bathroom**

1.96 x 1.86 (6'5" x 6'1")

Upvc Double glazed window to front, panel bath with hot water mixer shower over, low level W/C, pedestal wash hand basin, radiator.

### **Rear Garden**

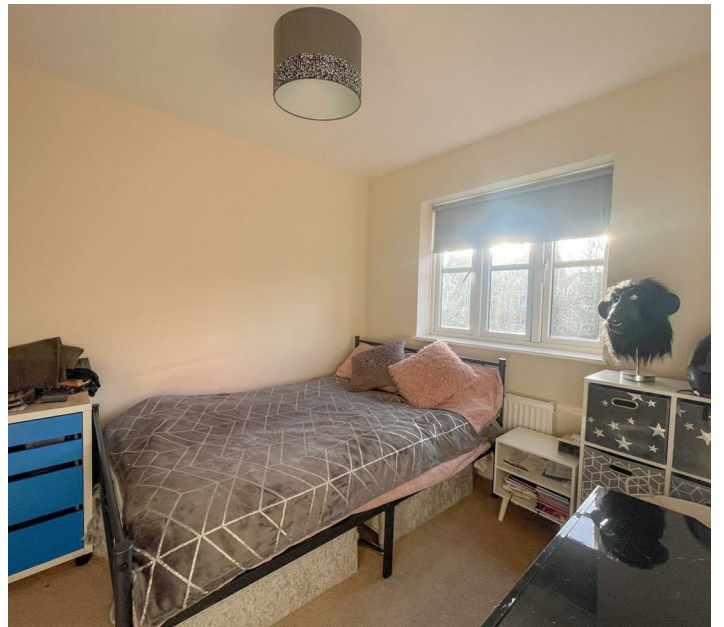
Enclosed by fencing and wall, with newly laid patio with rear gate to allocated parking, storage shed.

### **Allocated Parking**

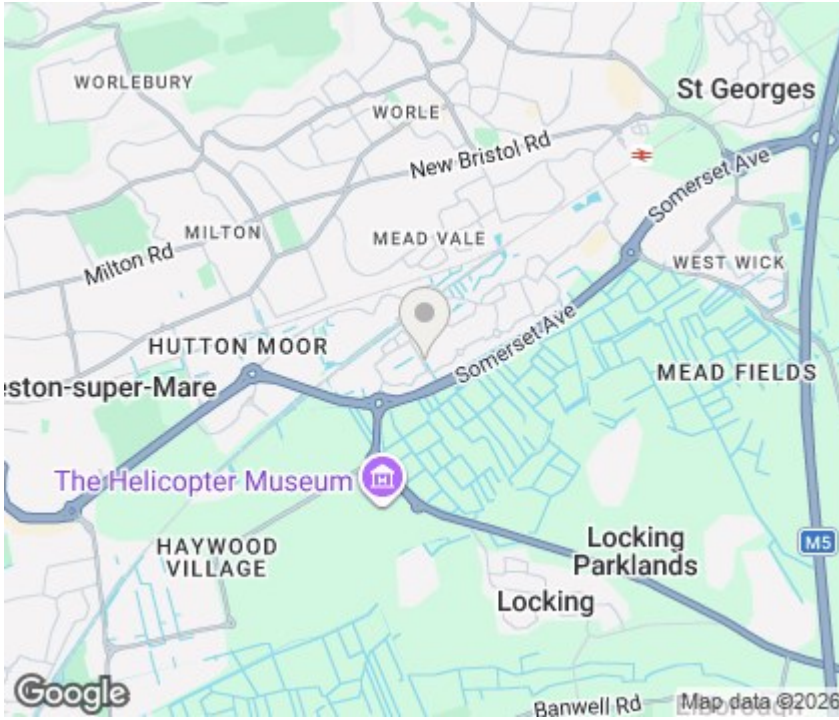
Two allocated parking spaces.

### **Front**

Located down a pedestrian only pathway with a Rhyne to the front and laid to decorative gravel.







## Viewings

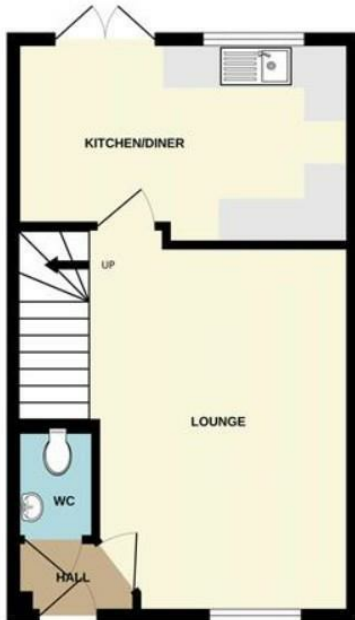
Viewings by arrangement only. Call 01934 621299 to make an appointment.

## EPC Rating:

C

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 89        |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 74                      |           |
| (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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

GROUND FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 744 sq.ft. (69.2 sq.m.) approx.

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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