



**31 Starcross Road, Weston-Super-Mare, BS22 6NY**

**£300,000**

- Well Presented Semi Detached Bungalow
- Two Bedrooms
- Lounge and Conservatory
- Kitchen
- Shower Room
- Double Glazed and GCH
- Driveway
- Low Maintenance Garden

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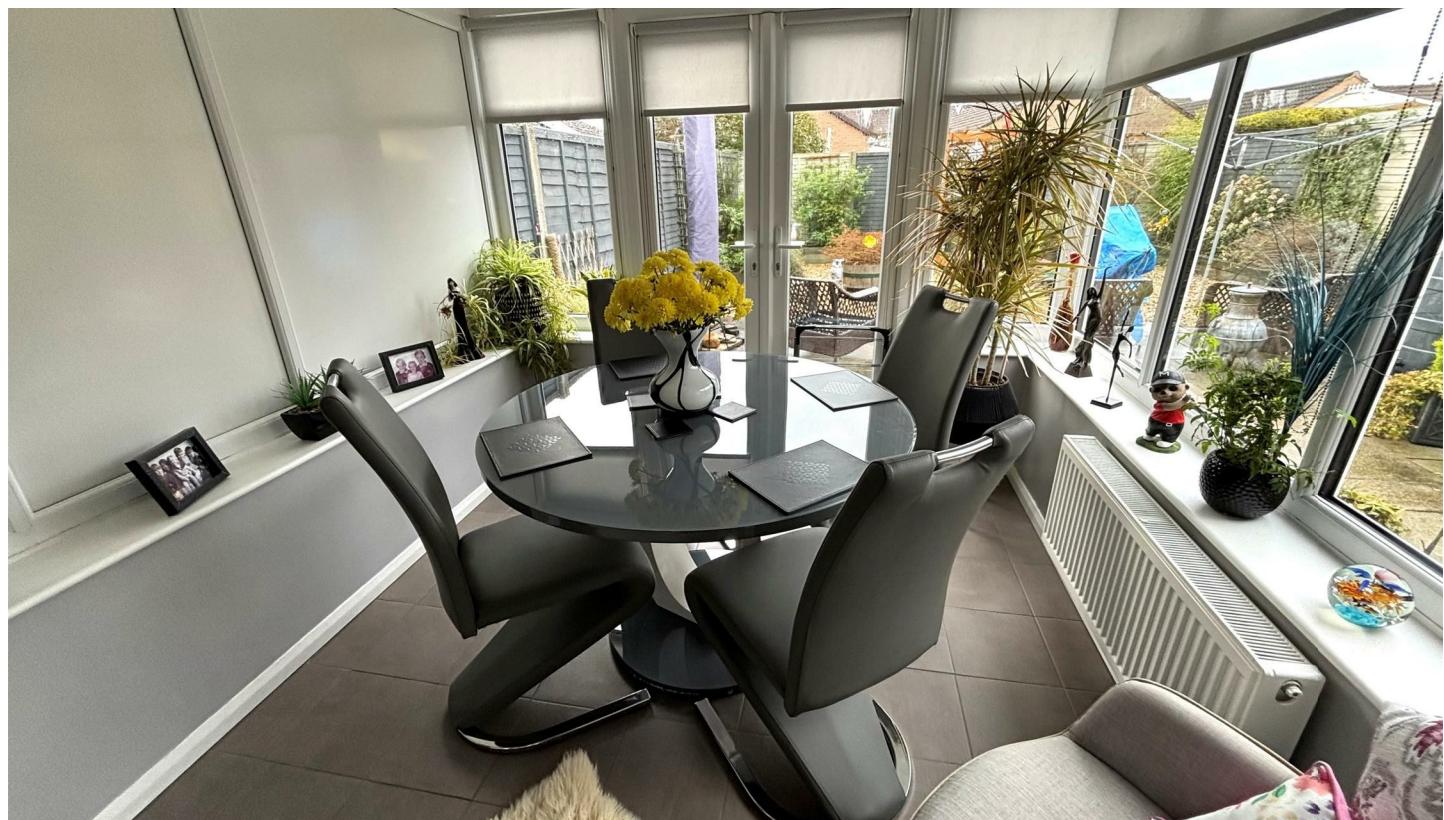
Rachel J Homes is delighted to market this extremely well presented Semi Detached Bungalow ideally situated in a cul de sac, so tucked away but still convenient for Shops, Amenities and Transport Links. If you are looking for a home that you can "just move in" then make sure this is on your list to view. The accommodation briefly comprises of Entrance Hall, Lounge, Conservatory, Kitchen, Two Bedrooms, Shower Room, Low Maintenance Garden and Driveway. Added benefits of this super home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!



EPC

Freehold

Council Tax Band:



**Entrance Hall**

UPVC double glazed entrance door, radiator, laminate flooring.

**Lounge**

**5.13 x 2.9 (16'9" x 9'6")**

UPVC double glazed window to front, radiator, wall mounted electric fire, TV point, UPVC double glazed sliding patio doors to;

**Conservatory**

**3.05 x 2.74 (10'0" x 8'11")**

UPVC double glazed French doors to rear garden, radiator, tiled floor.

**Kitchen**

**3.35m x 2.13m 0.61m (11' x 7' 2" )**

UPVC double glazed window to rear, UPVC double glazed door to side, range of wall and base units with work surface over, stainless steel sink with drainer, electric hob with electric oven under, integral fridge/freezer, plumbing for washing machine, airing cupboard housing boiler.

**Bedroom One**

**3.66m x 2.74m (12' x 9' )**

UPVC double glazed bay window to front, radiator, fitted wardrobes.

**Bedroom Two**

**2.74m 1.83m x 2.13m (9' 6" x 7')**

UPVC double glazed window to front, radiator.

**Shower Room**

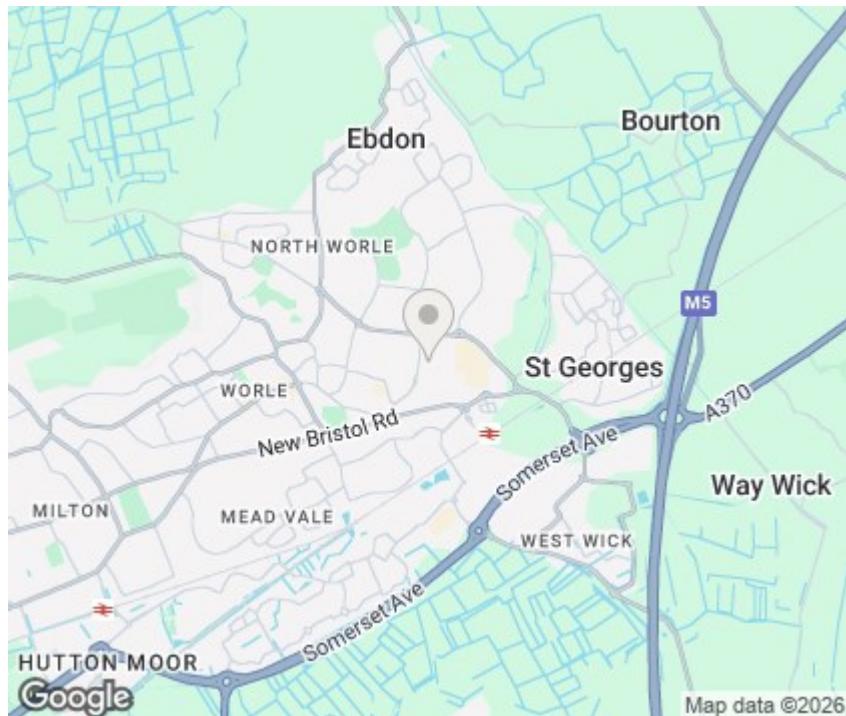
UPVC double glazed window to side, walk-in shower cubicle, low-level WC, pedestal wash hand basin, heated towel rail, tiled walls.

**Rear Garden**

Landscaped enclosed rear garden, laid to patio, raised flower beds, garden shed, outside tap, light.







## 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	