



**3 Roebuck Close, Weston-Super-Mare, BS22 7LX**

**£269,000**

- Well Presented Semi Detached House
- Lounge and Dining Room
- Double Glazing and GCH
- Driveway for Two Cars
- Three Bedrooms
- Kitchen
- South Facing Rear Garden
- No Chain

# 3 Roebuck Close, Weston-Super-Mare BS22 7LX

Rachel J Homes is delighted to market this Well Presented Semi Detached House ideally situated in North Worle, giving easy access to Schools, Shops, Amenities, and Transport Links via M5, Rail and Bus Routes. This would make an ideal first time buy, investment or maybe if you are downsizing. The accommodation briefly comprises of Entrance Hallway, Lounge, Dining Room, Kitchen, Three Bedrooms, Bathroom, Front and Rear Gardens and Parking for Two Cars. Added benefits of this lovely home include double glazing, gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW!!



EPC  
C

Freehold  
Council Tax Band: C



### **Entrance Hallway**

Upvc double glazed door into hallway, radiator, telephone point, stairs first floor, door to;

### **Lounge**

**4.23 x 3.88 (13'10" x 12'8")**

Upvc double glazed box bay window to front, coved ceiling, heating thermostat, TV point, radiator, under stairs storage cupboard, double door opening to;

### **Dining Room**

**2.80 x 2.40 (9'2" x 7'10")**

Upvc double glazed door to rear, coved ceiling, radiator, dado rail, door to;

### **Kitchen**

**2.94 x 2.25 (9'7" x 7'4")**

Upvc double glazed door and window to rear, range of wall and base units with work surface over and tiled splash back, stainless steel one & half bowl sink and drainer, electric hob with electric oven under, space for washing machine, dishwasher and fridge freezer.

### **Stairs and Landing**

Upvc double glazed window to side, loft hatch, Worcester heating controls, storage cupboard housing boiler.

### **Bedroom One**

**3.85 x 2.47 (12'7" x 8'1")**

Upvc double glazed window to front, radiator.

### **Bedroom Two**

**3.21 x 2.7 (10'6" x 8'10")**

Upvc double glazed window to rear, radiator.

### **Bedroom Three**

**2.25 x 2.09 (7'4" x 6'10")**

Upvc double glazed window to front, radiator.

### **Bathroom**

**1.99 x 1.87 (6'6" x 6'1")**

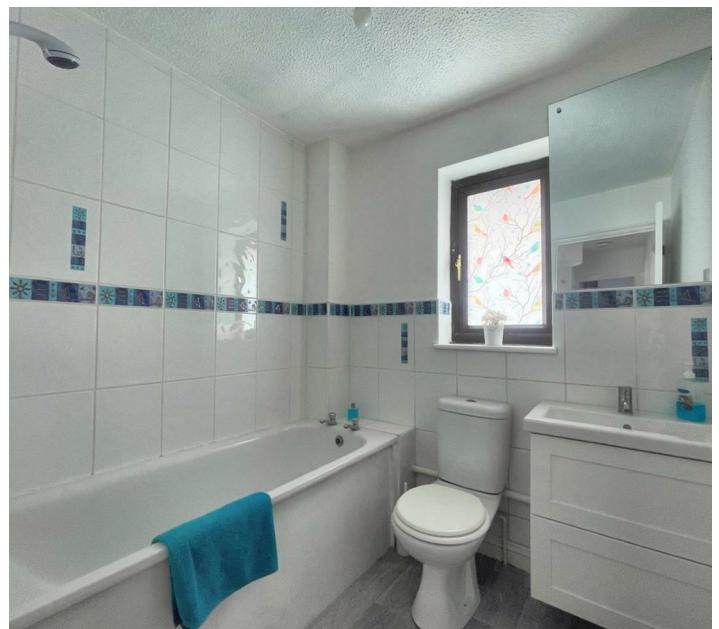
UPVC double glazed window to rear, panel bath with electric shower over, low-level WC, wash hand basin set into vanity unit, part tiled walls, radiator.

### **Garden**

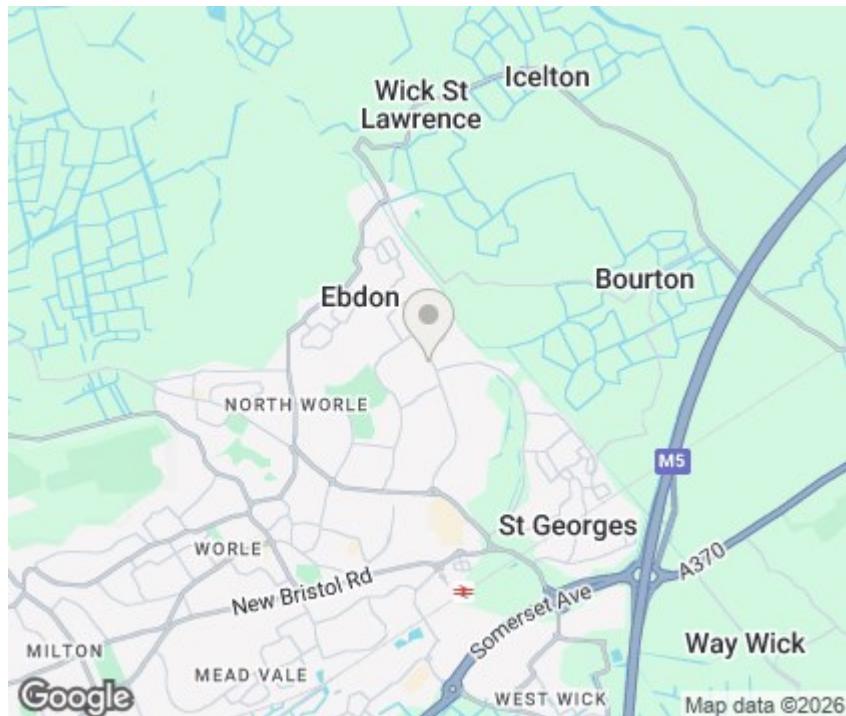
Enclosed by fencing, laid mainly to patio with lawn area, decorative gravel and mature shrub borders, side gate leading to parking.

### **Front Garden**

Driveway to side, shared lawn with patio slabs to front door, decorative gravel.







## Viewings

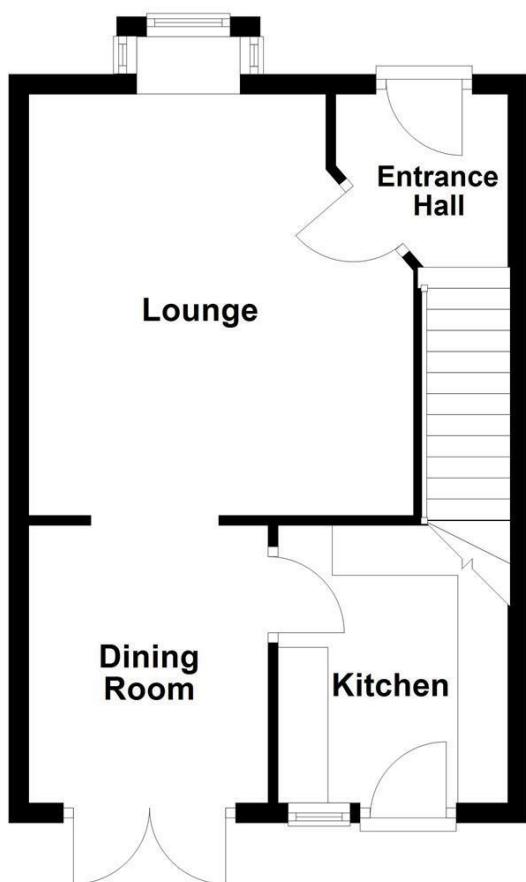
Viewings by arrangement only. Call 01934 621299 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C	74	
(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	

## Ground Floor



## First Floor

