



**19 Sloe Close, Weston-Super-Mare, BS22 7DG**

**£235,000**

- Staggered Terrace House
- Lounge
- Downstairs Cloakroom
- Rear Garden
- Two Double Bedrooms
- Kitchen/Diner
- Bathroom
- Garage and Driveway



# 19 Sloe Close, Weston-Super-Mare BS22 7DG

Rachel J Homes is delighted to market this lovely home ideally situated in Locking Castle, a convenient location close to Schools, Amenities, Shops and Transport Links via Rail, Bus and M5 corridor. A great first home or maybe you are downsizing? The good sized accommodation briefly comprises of Entrance Hall, Downstairs Cloakroom, Lounge, Kitchen/Diner, Two Double Bedrooms, Bathroom, Rear Garden, Garage and Driveway. Added benefits of this lovely home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!



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EPC  
C

Freehold

Council Tax Band: B



### **Entrance**

Wooden glazed door into entrance hall, consumer unit, stairs to first floor, doors off.

### **Lounge**

**4.66 x 2.81 (15'3" x 9'2")**

UPVC window to front, two radiators, TV point, phone point, understairs storage, laminate flooring.

### **Kitchen**

**3.86 x 2.60 (12'7" x 8'6")**

UPVC window to rear, radiator, range of wall and base units with work surface over, ceramic one and a half bowl sink and drainer, space for gas cooker, space for fridge/freezer, space for washing machine, space for dishwasher, Combi boiler, laminate flooring, open doorway to inner hallway.

### **Inner Hallway**

Rear door to garden, door to.

### **Downstairs Cloakroom**

UPVC window to rear, radiator, low-level WC, pedestal hand wash basin.

### **Upstairs Landing**

Loft access, doors to all rooms.

### **Bedroom One**

**2.92 x 2.84 (9'6" x 9'3")**

UPVC window to front, radiator.

### **Bedroom Two**

**3.88 x 2.49 (12'8" x 8'2")**

UPVC window to rear, radiator, built in storage cupboard.

### **Bathroom**

**1.91 x 1.91 (6'3" x 6'3")**

White suite comprises of panel bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, extractor fan, radiator,

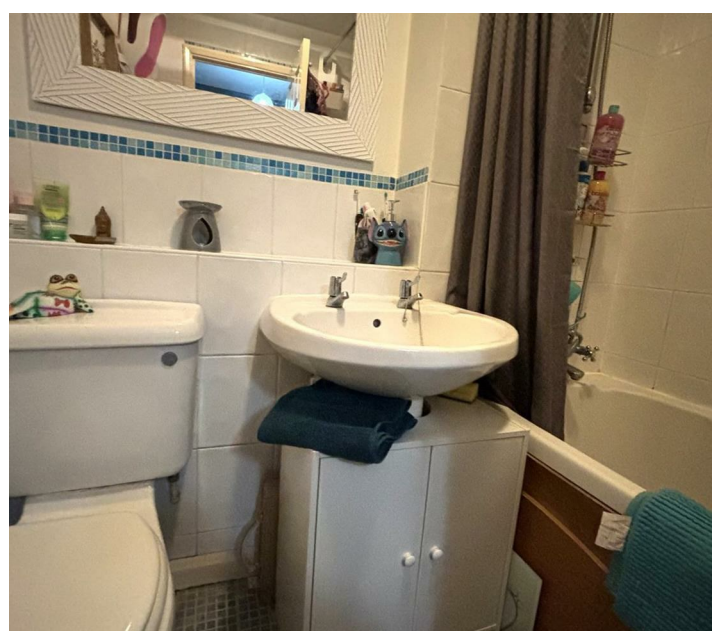
### **Rear Garden**

Enclosed by fence, outdoor electric, laid to ornamental chippings, rear access gate, personal door to garage.

### **Garage and Driveway**

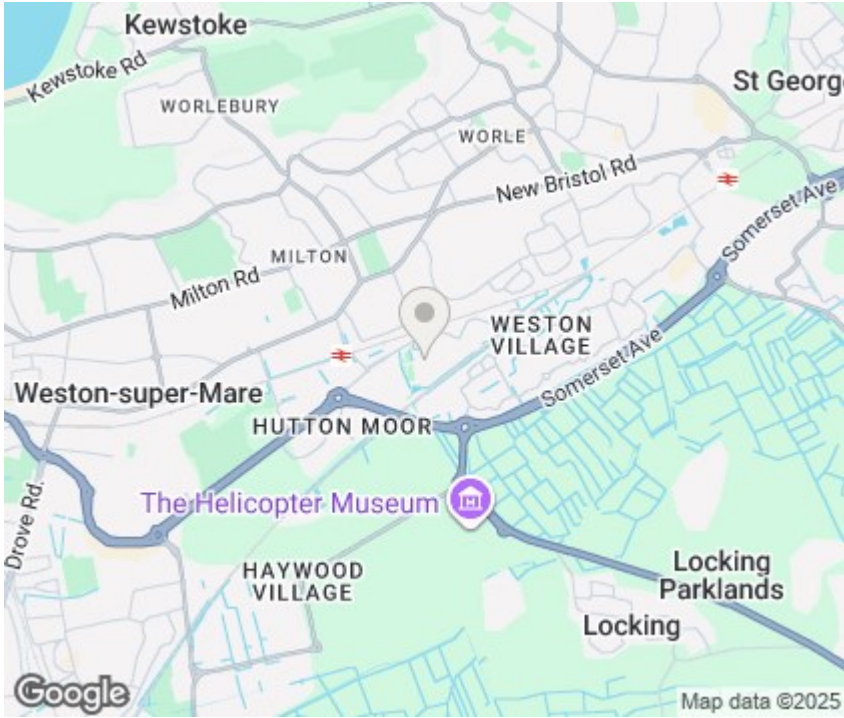
Up and over door, light, parking to the front of the garage.











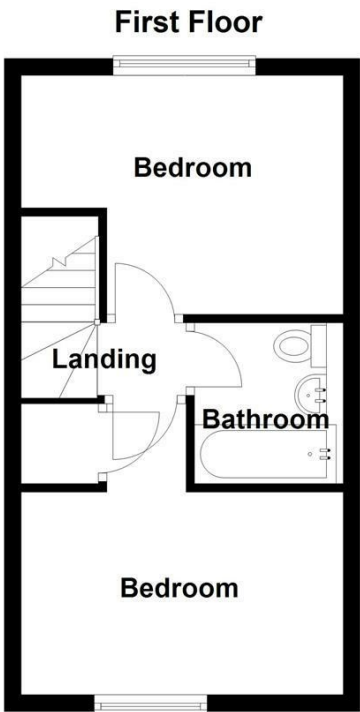
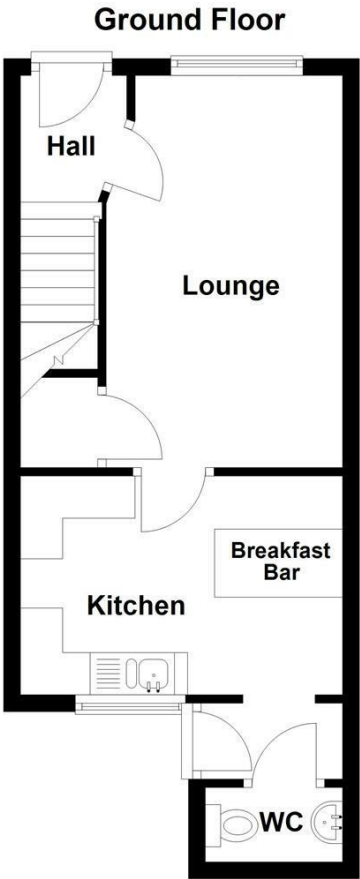
### Viewings

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		
(81-91) B		
(69-80) C	75	80
(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	



Total area: approx. 59.4 sq. metres (639.1 sq. feet)