



67 Griffen Road, Weston-Super-Mare, BS24 7HQ

£295,000

- Well Presented Terrace Town House
- Lounge
- En-Suite, Family Bathroom & DS W/C
- Garage & Off Street Parking
- Four/Five Bedrooms
- Kitchen/Diner
- Double Glazed & GCH
- No Chain

67 Griffen Road, Weston-Super-Mare BS24 7HQ

Rachel J Homes is delighted to market this well presented Town House ideally situated in Weston Village close to Schools, Shops, Amenities and Transport Links. If you are looking for a home that can offer plenty of space for your growing family and you want to be in a convenient location make sure this is on your list to view. The accommodation arranged over three floors briefly comprises of Hallway, Downstairs Bedroom/Lounge, Kitchen/Diner, Lounge, Four Bedrooms, Ensuite to Master and Family Bathroom. Added benefits of this lovely home include Double Glazing, Gas Central Heating plus there is no onward chain. Accompanied viewings - CALL NOW!!



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2



EPC
B

Freehold

Council Tax Band: D



Entrance Hallway

Composite entrance door, tiled floor, consumer unit, coved ceiling, doors off.

Downstairs Bedroom / 2nd Lounge

3.08 x 3.02 (10'1" x 9'10")

UPVC double glazed window to front, radiator, coved ceiling.

Downstairs W/C

Low-level W/C wash, hand basin set into vanity unit, radiator, tiled floor.

Kitchen / Diner

2.99 x 4.30 (9'9" x 14'1")

UPVC double glazed window and French doors to rear garden, range of wall and base units with worksurface over and tiled splashback, wall mounted boiler enclosed in cupboard, gas hob with extractor over and electric oven under, space for washing machine, fridge freezer and slimline dishwasher, radiator, tiled floor.

Stairs to First Floor

Stairs to second floor, doors off.

Lounge

4.31 x 3.08 (14'1" x 10'1")

Two UPVC double glazed windows to front, radiator, coved ceiling, TV point, telephone point.

Master Bedroom

4.30 x 3.02 (14'1" x 9'10")

Two UPVC double glazed windows to rear, radiator, door to;

En-Suite

1.62 x 2.01 (5'3" x 6'7")

Low-level W/C, pedestal wash and basin, shower cubicle with hot water mixer shower, radiator, part tiled walls.

Stairs to Second Floor

Storage cupboard housing hot water tank, loft hatch, doors off.

Bedroom 2

4.31 x 3.07 (14'1" x 10'0")

Two UPVC double glazed windows to front, radiator.

Bedroom 3

3.04 x 2.07 (9'11" x 6'9")

UPVC double glazed window to rear, radiator.

Bedroom 4

3.04 x 2.07 (9'11" x 6'9")

UPVC double glazed window to rear, radiator.

Bathroom

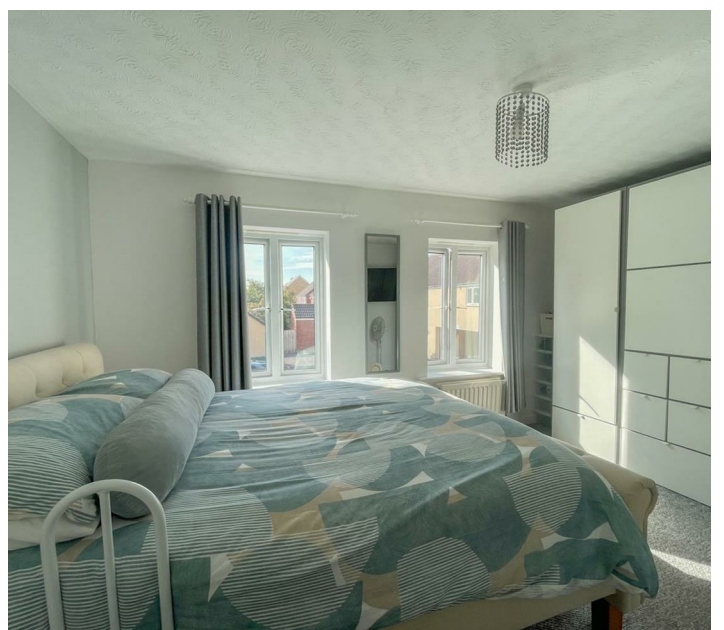
Panel bath with hand held hot water mixer shower, low-level W/C, pedestal wash hand basin, radiator, part tiled walls.

Rear Garden

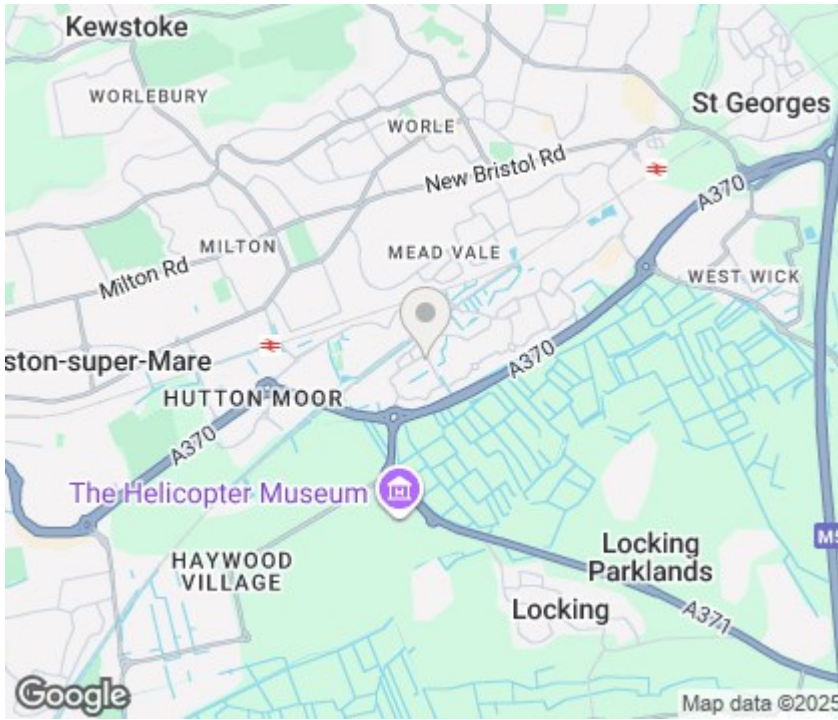
Enclosed by fencing, laid to decorative gravel with deck area and AstroTurf, rear gate giving access to garage and off street parking,

Garage

Located in a block of two, up and over door, allocated parking for one car to side.







Viewings

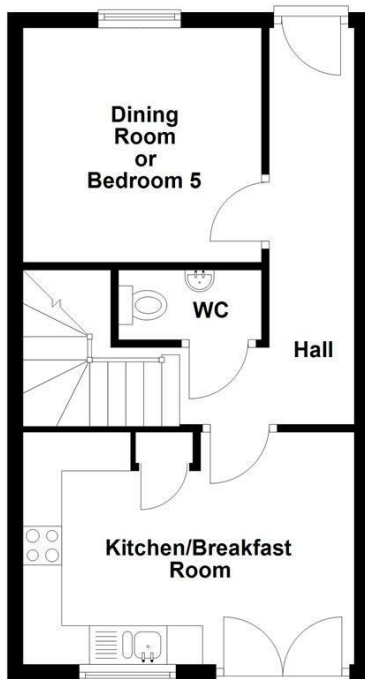
Viewings by arrangement only. Call 01934 621299 to make an appointment.

EPC Rating:

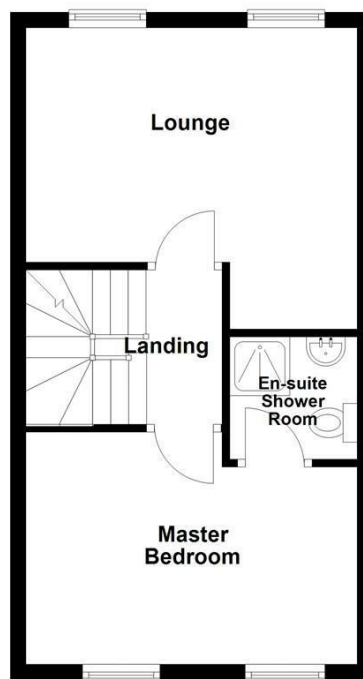
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor



Second Floor

