



**51 Hayward Avenue, West Wick, Weston-Super-Mare, BS24 7FR**

**£240,000**

- Lovely Terrace House in West Wick
- Lounge / Diner
- Bathroom & DS W/C
- GCH & Double Glazed
- Two Double Bedrooms
- Kitchen
- Rear Garden
- Garage & Parking

# 51 Hayward Avenue, Weston-Super-Mare BS24 7FR

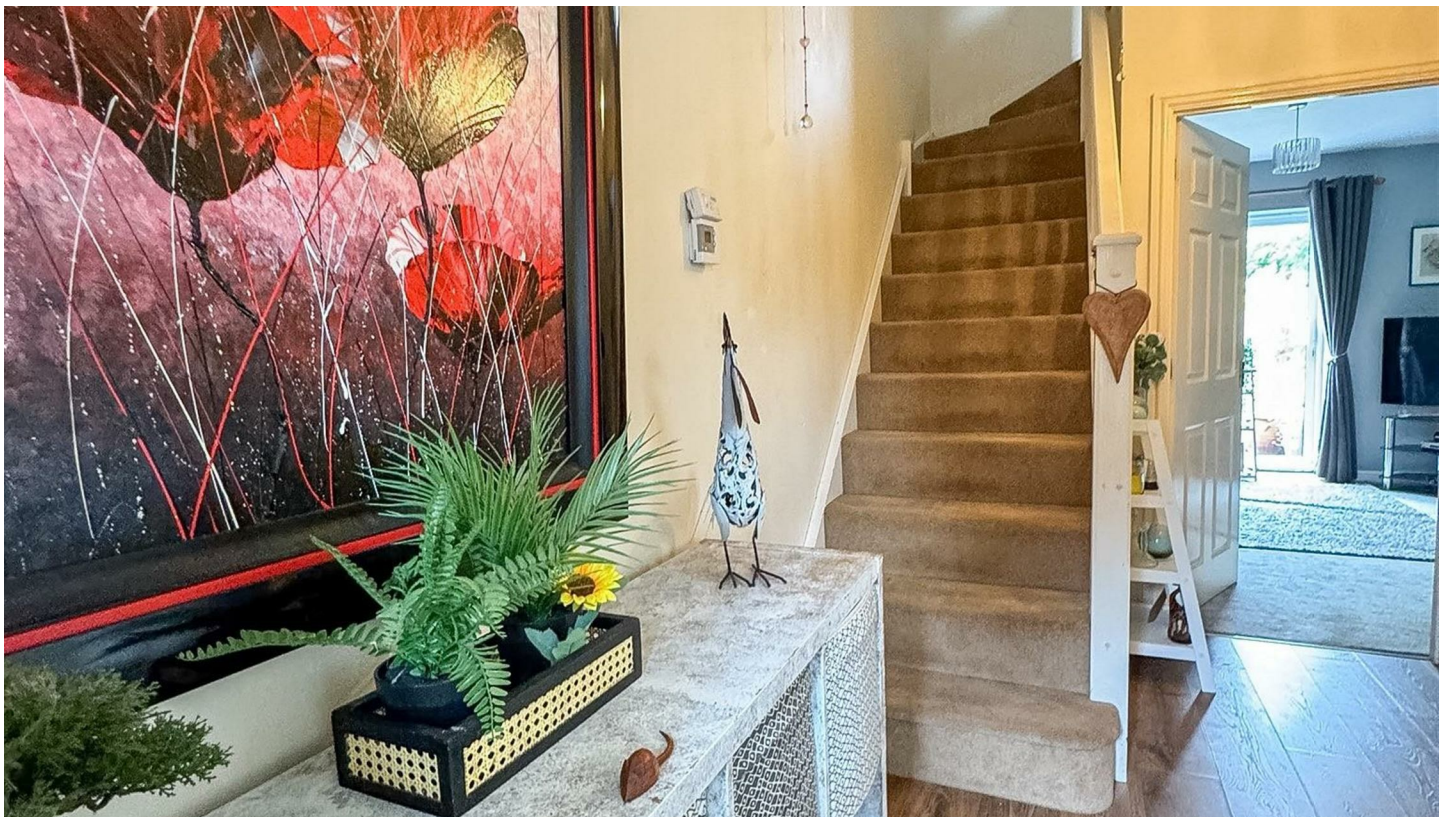
Rachel J Homes is delighted to market this Mid Terrace House ideally situated in the popular location of West Wick. If you are a first time buyer or maybe an investor, make sure this is on your list to view. Situated in a convenient location close to shops, schools, amenities and transport links via rail, bus and M5 corridor. The accommodation briefly comprises of Entrance Hallway, Downstairs Cloakroom, Lounge/Diner, Kitchen, Two Double Bedrooms, Bathroom, Front and Rear Garden, Garage and Parking. Added benefits of this lovely home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!



EPC

Freehold

Council Tax Band: B



### **Entrance Hallway**

Wood and Double glazed entrance door, consumer unit, radiator, stairs to first floor, doors off.

### **Lounge / Diner**

3.72 x 3.69 (12'2" x 12'1")

Upvc Double glazed patio doors to rear, radiator, understairs storage cupboard, T.V point, radiator.

### **Kitchen**

2.86 x 2.23 (9'4" x 7'3")

Upvc Double glazed window to front, range of wall and base units with work surface over and tiled splash back, built-in gas hob with extractor over and electric oven under, space for washing machine and fridge freezer, cupboard housing boiler, radiator.

### **Downstairs W/C**

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

### **Stairs & Landing**

Loft hatch, radiator, doors off to all rooms.

### **Bedroom 1**

3.68 x 2.82 (12'0" x 9'3")

Upvc Double glazed window to front, radiator.

### **Bedroom 2**

3.68 x 2.65 (12'0" x 8'8")

Upvc Double glazed window to rear, radiator.

### **Bathroom**

2.85 x 1.70 (9'4" x 5'6")

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

### **Rear Garden**

Enclosed by fencing, laid to lawn with patio area, rear gate giving access to garage and parking.

### **Garage & Parking**

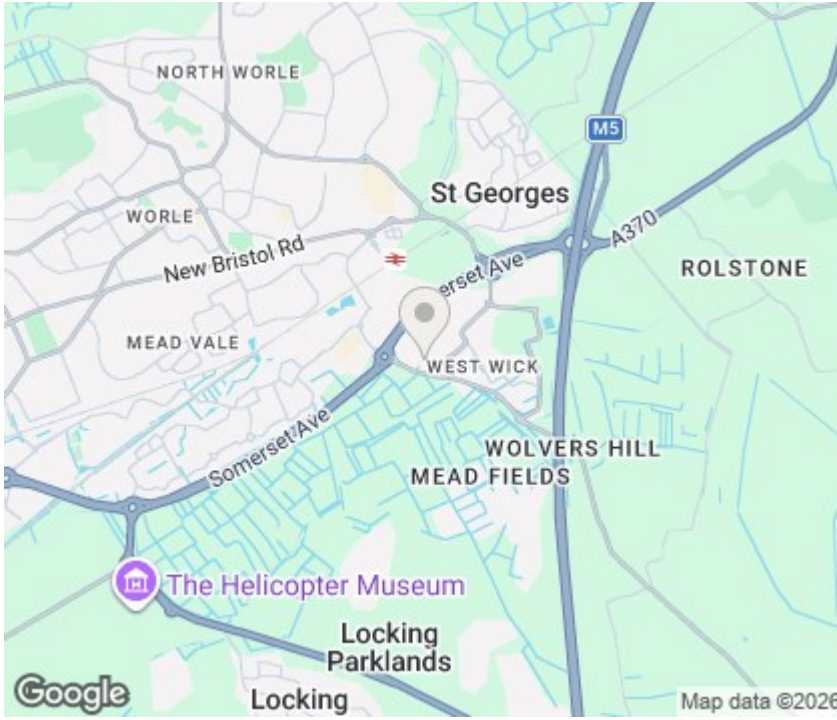
Up and over door, parking space to side.

### **Front**

Laid to decorative gravel with match shrubs







## Viewings

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

## EPC Rating:

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