Rachel J Homes
Let us help you get moving today!!

Rachel J Homes
Estate Agents

01934 621299
racheljhomes.co.uk

6 Grace Road, Weston-Super-Mare, BS22 7DT

£300,000

- Well Presented Semi Detached House
- Lounge
- Conservatory
- Partly Converted Garage & Workshop
- Three Bedrooms
- Kitchen / Diner
- Sunny Rear Garden
- Driveway for Three Cars

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Rachel J Homes is delighted to market this well presented mock Georgian semi detached house in North Worle, giving easy access to schools, shops, amenities and transport links via M5, rail and bus routes. If you are looking for a home that you can "just move in", make sure this is on your list to view.
The accommodation briefly comprises of Entrance Hallway, Downstairs Cloakroom, Lounge, Kitchen/Diner, Conservatory, Three Bedrooms, Shower Room, Lovely Rear Garden, Garage (currently partly converted) and Driveway for three cars. Added benefits of this lovely home include double glazing and gas central heating.
Accompanied viewings - CALL NOW!!

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Freehold

Council Tax Band: C

Entrance Hallway
Composite entrance door, radiator, tiled floor, door into;

Downstairs W/C
Upvc Double glazed window to front, low-level W/C wash hand basin set into vanity unit, consumer unit, alarm control panel.

Lounge
4.46 x 4.11 (14'7" x 13'5")
Upvc Double glazed window to front, radiator, TV point, built-in under-stair storage wooden flooring, stairs to 1st floor, door to;

Kitchen / Diner
4.46 x 3.10 (14'7" x 10'2")
Upvc Double glazed window and patio doors to conservatory, range of wall and base units with wooden worksurface over and tiled splashback, Belfast sink with mixer tap over, built-in gas hob with a extractor over, built-in eye level electric oven and microwave, space for washing machine, dishwasher and fridge freezer, radiator, Upvc Double glazed door to side.

Conservatory
4.56 x 3.83 (14'11" x 12'6")
Upvc Double glazed and brick construction, polycarbonate roof. built in seating, wooden flooring. TV point.

Stairs & Landing
Upvc Double glazed window to side, storage cupboard housing water tank, loft hatch, doors off to all rooms.

Bedroom One
3.7 x 2.52 (12'1" x 8'3")
Upvc Double glazed window to front, radiator.

Bedroom Two
3.63 x 2.44 (11'10" x 8'0")
Upvc Double glazed window to rear, radiator.

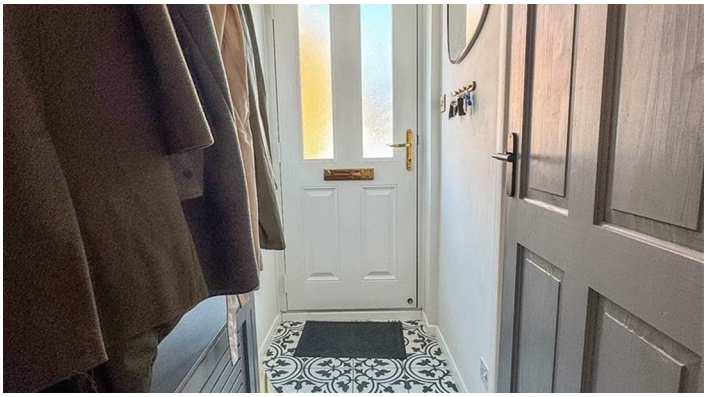
Bedroom Three
2.58 x 1.93 (8'5" x 6'3")
Upvc Double glazed window to front, wooden flooring, radiator.

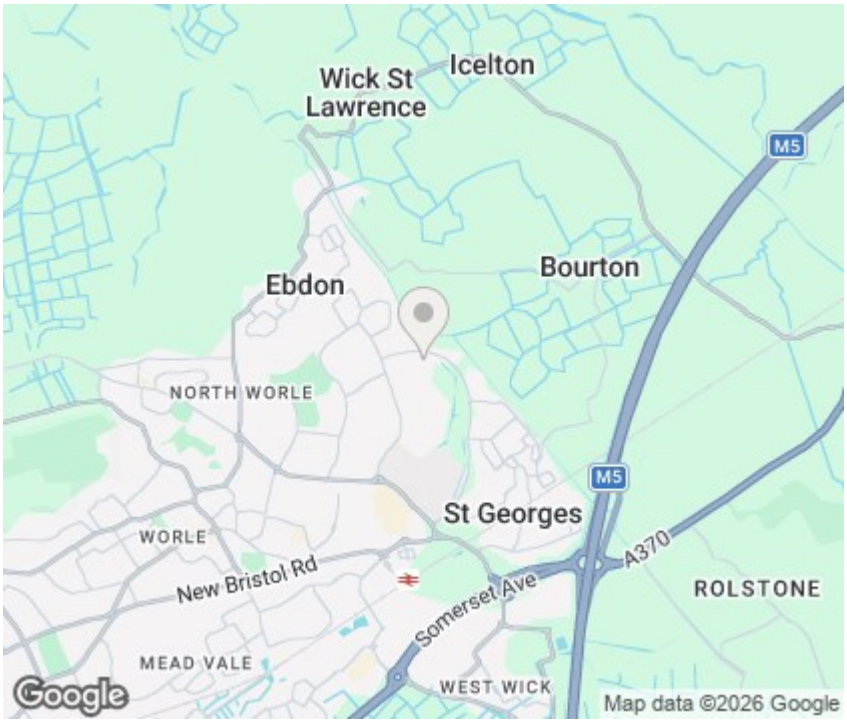
Shower Room
1.90 x 1.76 (6'2" x 5'9")
Upvc Double glazed window to rear, large shower cubicle with hot water mixer shower, low-level WC, wash and basin set into vanity unit, part tiled walls, tiled floor, heated towel rail.

Rear Garden
Enclosed by fencing with mature shrubs and tree boards, laid to lawn with patio area with undercover seating, outside power, outside tap, personal door to;

Garage - converted into workshop and storage
2.95 x 2.59 (9'8" x 8'5")
Electric roller door with light & power, utility taps and sink

Front
Laid to block paving with parking for three cars, side gate given access to rear garden.



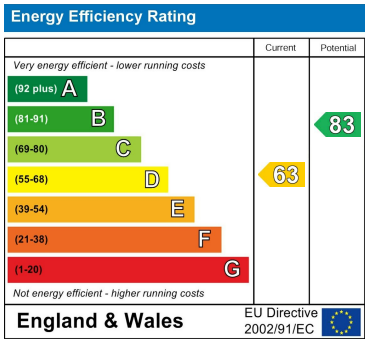


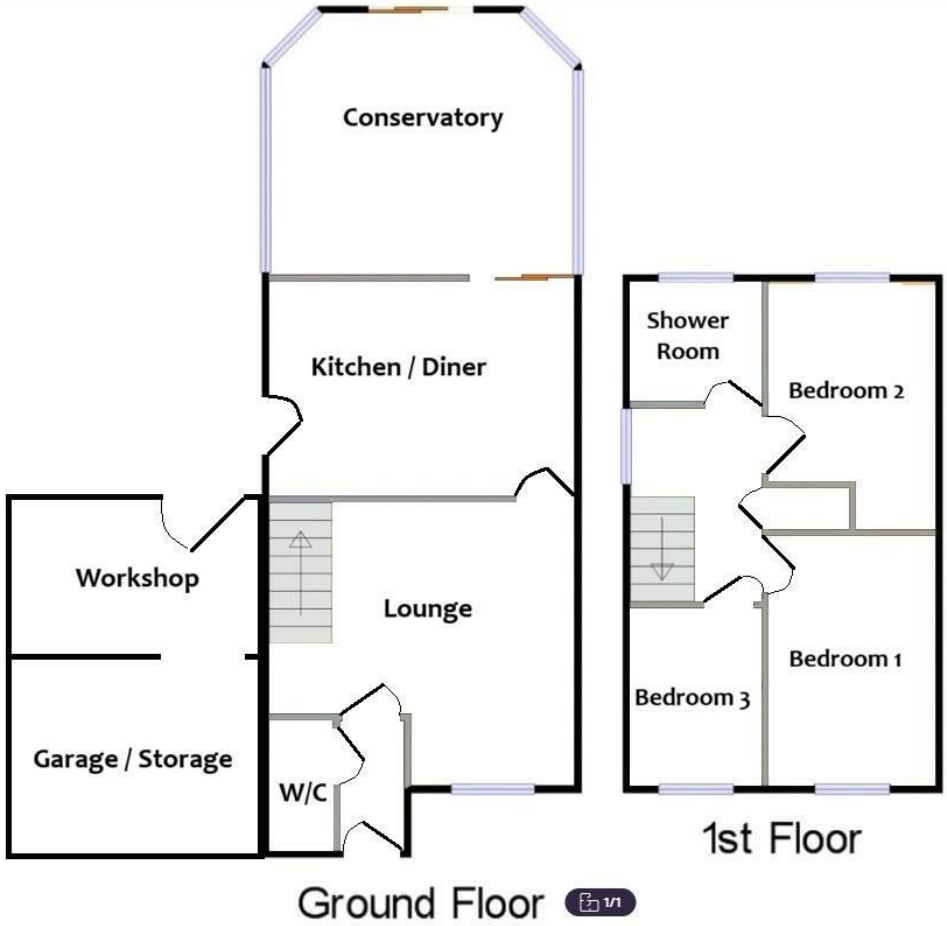
Viewings

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

EPC Rating:

D





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