



**1 Norfolk Road, Weston-Super-Mare, BS23 3BG**

**£288,000**

- Well Presented Link Detached House
- Lounge
- Re-Fitted Family Bathroom & DS W/C
- Garage & Parking
- Three Bedrooms
- Kitchen/Diner
- Double Glazed & GCH
- South Westerly Facing Rear Garden



# 1 Norfolk Road, Weston-Super-Mare BS23 3BG

Rachel J Homes is delighted to market this Well Presented Link Detached House ideally situated on the South side of Weston super Mare giving easy access to the Town Centre, Sea Front, Train Station and Bus Routes. If you are looking for your first home or downsizing, make sure this is on your list to view! The accommodation briefly comprises of Entrance Porch, Downstairs Cloakroom, Lounge, Kitchen/Diner, Three Bedrooms, Family Bathroom, Front and Rear Gardens, Garage and Parking. Added benefits of this super home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!



**EPC**  
C

**Freehold**

**Council Tax Band: C**



### **Entrance Porch**

Upvc double glazed entrance door, door to Lounge door to;

**5.19 x 2.52 (17'0" x 8'3")**

Upvc double glazed door and window to rear, up and over door to front, light and power, parking for several vehicles.

### **Downstairs W/C**

Upvc double glazed window to front, low level W/C, wash hand basin.

### **Lounge**

**4.79 x 4.44 (15'8" x 14'6")**

Upvc double glazed window to front, two radiators, TV point, telephone point, stairs to first floor, door to;

### **Kitchen/Diner**

**4.42 x 2.52 (14'6" x 8'3")**

Upvc double glazed window and patio doors to rear, range of wall and base units with work surface over and tiled splash back, electric hob with extractor over and electric oven under, wall mounted combi boiler, space for fridge/freezer and washing machine, stainless steel sink and drainer, radiator, under stairs storage cupboard.

### **Stairs and Landing**

Upvc double glazed window to side, loft hatch, doors off.

### **Bedroom 1**

**4.23 x 2.48 (13'10" x 8'1")**

Upvc double glazed window to front, radiator.

### **Bedroom 2**

**3.08 x 2.32 (10'1" x 7'7")**

Upvc double glazed window to rear, radiator.

### **Bedroom 3**

**2.16 x 1.88 (7'1" x 6'2")**

Upvc double glazed window to front, radiator, over stairs storage cupboard.

### **Bathroom**

**2.16 x 1.88 (7'1" x 6'2")**

Upvc double glazed window to rear, panel bath with double hot water Rain Forest shower over, low level W/C, wash hand basin set into vanity unit, part tiled walls, extractor.

### **Front**

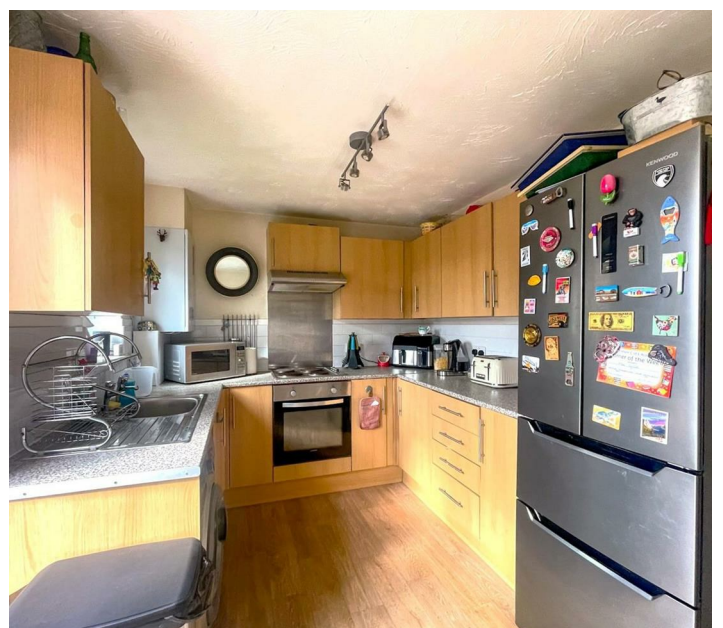
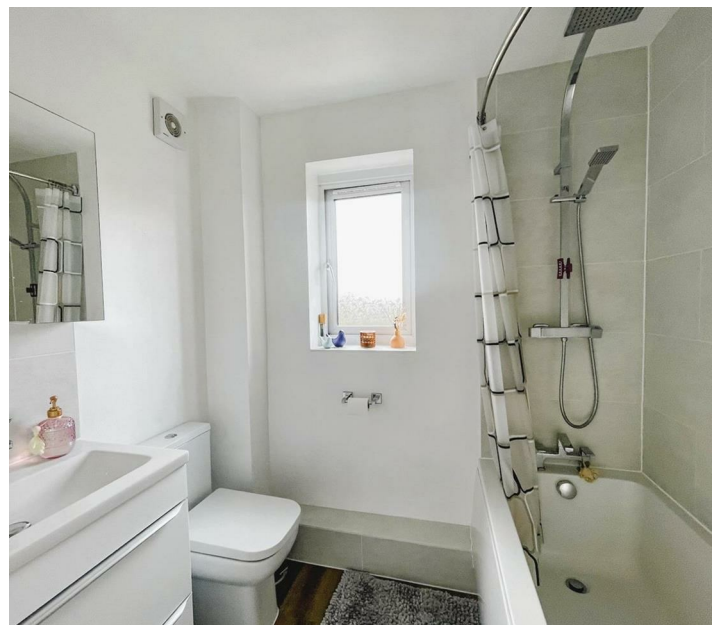
Laid to black paving with decorative gravel.

### **South Westerly Rear Garden**

Enclosed by fencing, laid to lawn with patio area and gravel borders, storage shed, out side tap, personal door to;

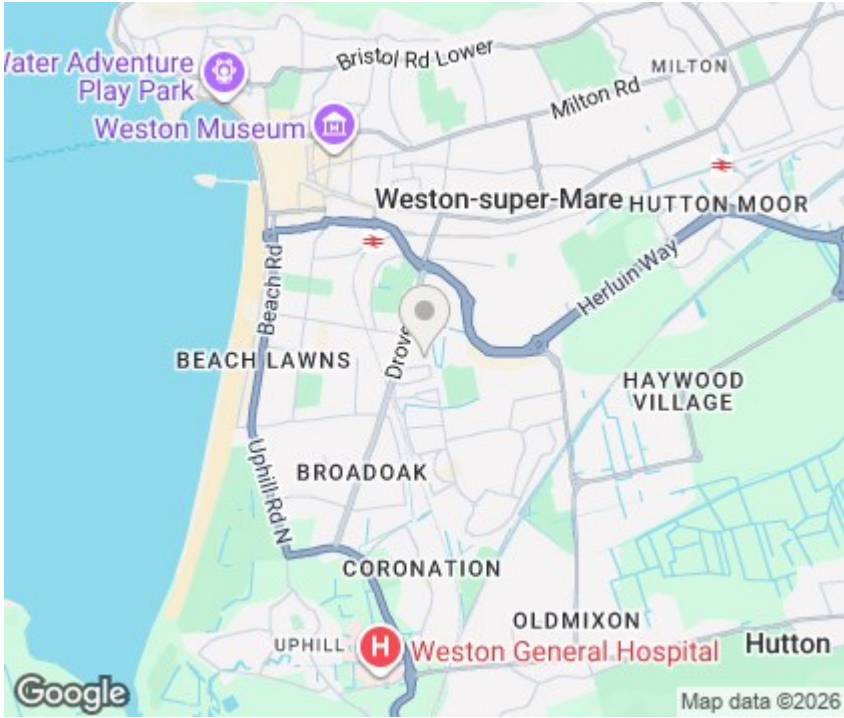
### **Garage and Parking**











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		86
(81-91) B		
(69-80) C	69	
(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

