



150 Earlham Grove, Weston-Super-Mare, BS23 3LQ

£240,000

- Ground Floor Flat
- Lounge/Diner
- Shower Room
- DG & GCH
- Two Double Bedrooms
- Kitchen
- Private Rear Garden
- Off Road Parking

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Rachel J Homes is thrilled to present this great size Ground Floor Flat which can be found on a level location close to bus routes, town centre and amenities. The accommodation briefly comprises of Entrance Hall, Lounge/Diner, Kitchen, Two Double Bedrooms, Refitted Shower Room, Gardens to the Front and Rear and Off Road Parking . This lovely home also benefits from double glazing and gas central heating. Accompanied viewings only -CALL NOW



EPC
C

Leasehold

Council Tax Band: A



Entrance Hallway

Wooden entrance door, coved ceiling, radiator, doors off to all rooms.

Lounge / Diner

5.20 x 3.20 (17'0" x 10'5")

Upvc Double glazed patio doors to rear garden, coved ceiling, gas living flame fire set into feature surround, radiator, TV point.

Kitchen

3.43 x 3.16 (11'3" x 10'4")

Upvc Double glazed window to Front, range of wall and base units with work surface over and tiled splash back, ceramic one & half bowl sink & drainer with mixer tap over, space for fridge freezer, washing machine & free standing oven with extractor over, tiled flooring, under counter lights, radiator, wood & glass door to side.

Bedroom 1

3.50 x 2.80 (11'5" x 9'2")

Upvc Double glazed window to rear, coved ceiling, two built in storage cupboards.

Bedroom 2

3.20 x 2.70 (10'5" x 8'10")

Upvc Double glazed window to front, coved ceiling, radiator, built in storage cupboard.

Shower Room

2.50 x 1.60 (8'2" x 5'2")

Upvc Double glazed window to Front, shower cubicle with hot water mixer shower over, low level W/C and wash hand basin set into vanity unit, coved ceiling, fully tiled walls and floor, heated towel rail.

Dry Utility

Single glazed window to side, tiled floor.

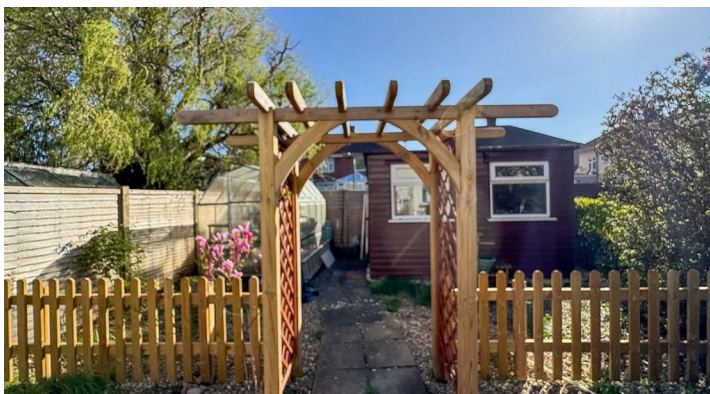
Rear Garden

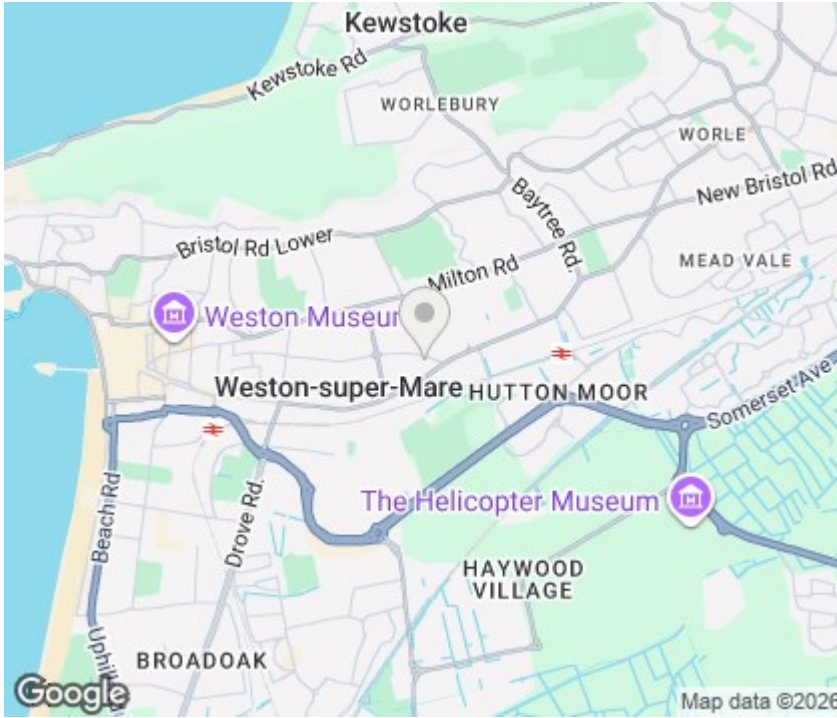
Enclosed by fence, laid to decorative gravel with patio area and mature shrubs, green house, storage shed, side gate.

Front

Enclosed by wall, laid to decorative gravel with off road 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		
(81-91) B		
(69-80) C	73	76
(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 floor area 62.2 sq.m. (670 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com