



Rachel J Homes
Estate Agents

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**GRENVILLE AVENUE, LOCKING,
WESTON SUPER MARE, BS24 8AR**



- Well Presented Semi Detached House
- Two Reception Rooms plus Conservatory
- Large Rear Garden
- Locking Village
- Two Double Bedrooms
- Bathroom & DS Shower Room
- Double Glazed & GCH
- EPC D

£280,000

Rachel J Homes is delighted to market this Well Presented Semi Detached House located in the popular village of Locking, which offers local shops, amenities, primary school and bus routes. If you are looking for a home that you can " just move in" then make sure this is on your list to view. The versatile accommodation briefly comprises of Entrance Hall, Lounge, Conservatory, Kitchen, Utility Room, Breakfast Room, Downstairs Shower Room, Two Double Bedrooms on the first floor and Bathroom, outside there is a good sized rear garden, the front garden is block paved to provide parking plus there is further driveway and garage. Added benefits of this lovely home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!

Entrance Hall

UPVC Double glazed entrance door and side panel, radiator, stairs to first floor, door into;

Breakfast Room 11' 3" by 7' 5" (3m 43cm by 2m 25cm)

UPVC Double glazed window to front, radiator, archway through to;

Kitchen 14' 7" by 8' 6" (4m 45cm by 2m 58cm)

UPVC Double glazed window to side and rear, range of wall and base units with work surface over and tiled splash back, tiled floor, radiator, one and half bowl sink and drainer, space for gas cooker and fridge freezer, under stairs storage cupboard, storage cupboard housing boiler, door to Utility and door to;

Lounge 16' 4" by 10' 11" (4m 99cm by 3m 33cm)

UPVC Double glazed window to front, radiator, feature brick fireplace with gas fire, TV point, large arch to;

Conservatory 14' 6" by 10' 2" (4m 43cm by 3m 10cm)

UPVC Double glazed and brick construction, polycarbonate roof, radiator, French doors to rear garden.

Utility 7' 2" by 6' (2m 19cm by 1m 83cm)

UPVC Double glazed window to rear, radiator, tiled floor, space for washing machine & tumble dryer, meters and consumer unit, UPVC Double glazed door to rear garden, door to;

Downstairs Shower Room

UPVC Double glazed window to side, low level W/C, wash hand basin, shower cubicle with hot water shower, tiled floor.



Stairs to First Floor Landing

UPVC Double glazed window to rear, radiator, access to loft, doors off.

Bedroom One 12' 6" by 9' 10" (3m 82cm by 2m 99cm)

UPVC Double glazed window front and rear, laminate floor, radiator, built in wardrobes.

Bedroom Two 11' 4" by 9' 10" (3m 46cm by 3m)

UPVC Double glazed window to side and rear, radiator, laminate floor, built in storage.

Bathroom 8' 11" by 4' 10" (2m 72cm by 1m 48cm)

UPVC Double glazed window to side, panel bath, low level W/C, pedestal wash hand basin.

Rear Garden

Enclosed by fencing laid to mainly to lawn with mature trees and shrubs, area of wild garden, patio area with Pergolas.

Front

Enclosed by hedge with block paved parking to front of property, driveway for further parking to side of property with electric charging point, gate giving access to rear garden.

Garage and Driveway

Up and over door, parking for at least two cars. Electric charging point.

Agents Note

All measurements are approximate and cannot be relied upon. All items in photos are not included unless specifically stated. Rachel J Homes have not tested any equipment or services & cannot verify the working order. Any references to the tenure of a Property and/or to any service or other charges are based on information supplied by the Seller and has not been verified. Checking the availability and booking an appointment with Rachel J Homes is advised prior to travelling to see any property.

The Floorplan &/or EPC Rating are provided on behalf of the seller of the property by a third party and delivered to Rachel J Homes to use as a guide only and cannot be relied upon. Rachel J Homes assumes no liability or offers no warranty as to the accuracy or validity of the information and provides them for general guidance purposes only.



Material Information

Freehold Property

Council Tax Band B - Approx.£1685.52 Per Annum

Mains Electric, Gas, Water, Sewerage

FFRC-Fibre-optic cable to the cabinet, then copper wire to the property

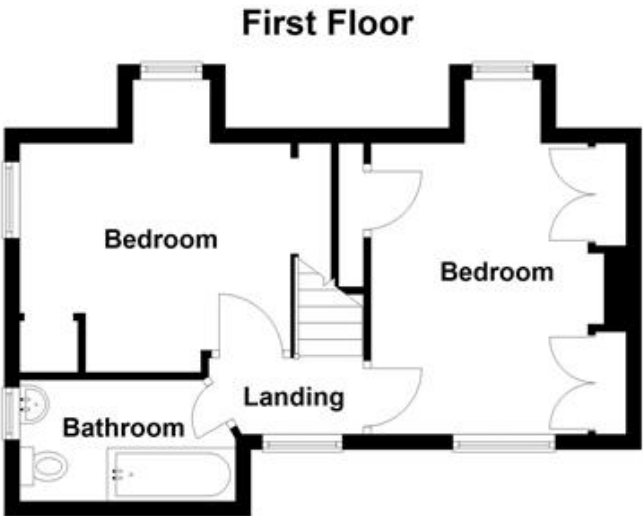
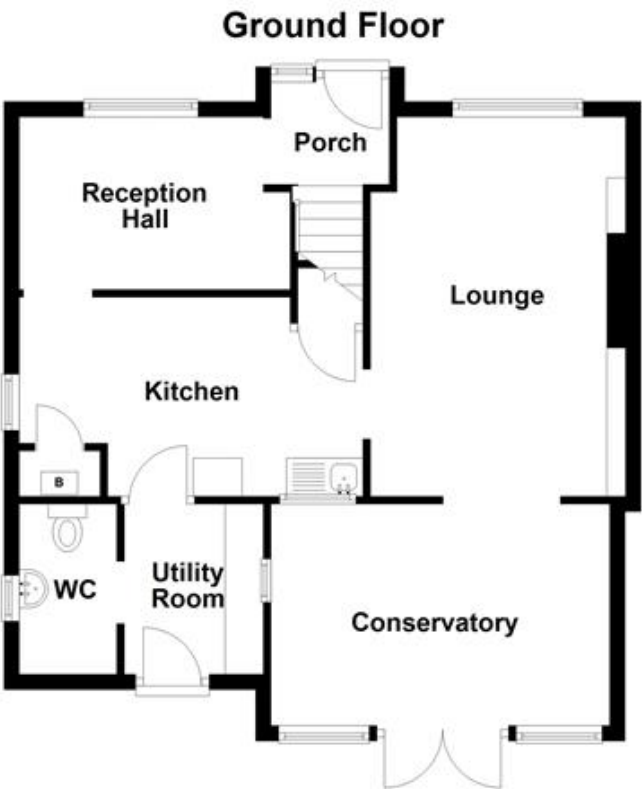
No known mobile signal issues

No flooding in the past 5 years





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 95.5 sq. metres (1027.7 sq. feet)