



45 Byron Road, Locking, Weston-Super-Mare, BS24 8AG

£345,000

- Well presented extended semi detached house
- Kitchen/diner
- Solar panels and electric hook up
- Parking for several cars
- Lounge
- Conservatory/sitting Room
- South facing rear garden
- Locking village

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Rachel J Homes is delighted to market this well presented extended semi detached house, ideally situated in the popular village of Locking close to local amenities, shops and schools. If you are looking for a good sized home for your growing family then make sure this is on your list to view. The accommodation briefly comprises of entrance hall, lounge, conservatory/sitting room, kitchen/diner, study area/utility, downstairs wc, three double bedrooms, bathroom, front and South facing rear garden with open views of the countryside, and parking for several cars . Added benefits of this super home included double glazing, gas central heating, owned solar panels and electric hook up point. Accompanied viewings - call now!!



Council Tax Band: B



Entrance Hall

Composite entrance door, UPVC double glazed window to side, built-in shoe storage, radiator, door to lounge and office area, stairs to first floor.

Lounge

5.41 x 3.18 (17'8" x 10'5")

UPVC double glazed window to front, radiator, stone feature fireplace with multi fuel burner, T.V point, exposed beams, wood effect floor, radiator, UPVC double glazed French doors to;

Conservatory/Sitting Room

3.78 x 2.77 (12'4" x 9'1")

UPVC double glazed and brick construction, glass roof, radiator, ceiling light fitting with fan, wood effect floor, UPVC double glazed French doors to rear garden UPVC double glazed door to;

Kitchen/Diner

6.53 x 3.96 (21'5" x 12'11")

UPVC double glazed bi-folding doors to rear garden, range of base units with work surface over and splash back, inset sink and drainer with Swan mixer tap, five ring induction hob with extractor hood over, integrated eye level electric oven, microwave and dishwasher, space for American fridge freezer, radiators, tiled flooring, opening to;

Office Area/Utility

6.25 x 3.2 (20'6" x 10'5")

UPVC double glazed window to front, cupboard housing combination boiler, integrated washing machine, tiled floor, vertical radiator, built in recycling area, door to entrance hallway and door to;

Downstairs W/C

UPVC double glazed obscure window to side, low level wc, pedestal wash hand basin, fully tiled walls and floor. heated towel rail.

Stairs and Landing

Access to loft, doors off to all rooms.

Bedroom 1

4.42 x 3.2 (14'6" x 10'5")

Dual aspect UPVC double glazed windows to front and rear with views, built-in Sharps wall to wall sliding door wardrobes with fibre optic cabling, over stairs storage cupboard, radiator.

Bedroom 2

3.76 x 3.23 (12'4" x 10'7")

UPVC double glazed window to front, built in wardrobes, radiator.

Bedroom 3

3.2 x 2.46 (10'5" x 8'0")

Dual aspect UPVC double glazed windows to rear and side, radiator.

Bathroom

1.96 x 1.6 (6'5" x 5'2")

UPVC double glazed obscure window to rear, low level W/C and wash hand basin set into vanity unit, panel bath with rain shower over and glass screen, part tiled walls, extractor.

South Facing Rear Garden

Enclosed by fencing, laid to decorative chippings with open countryside views across fields and Locking church, paved area leading to workshop, pond, outside power point, outside tap, side gate giving access to front, wood storage.

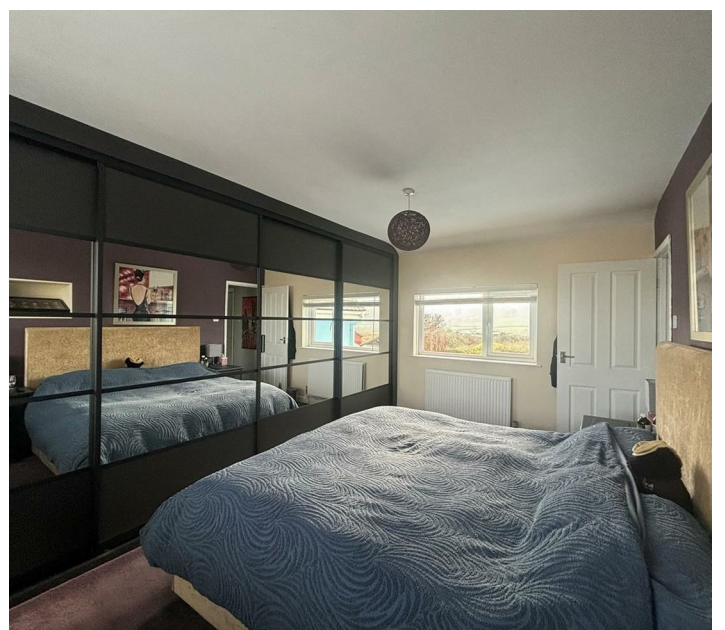
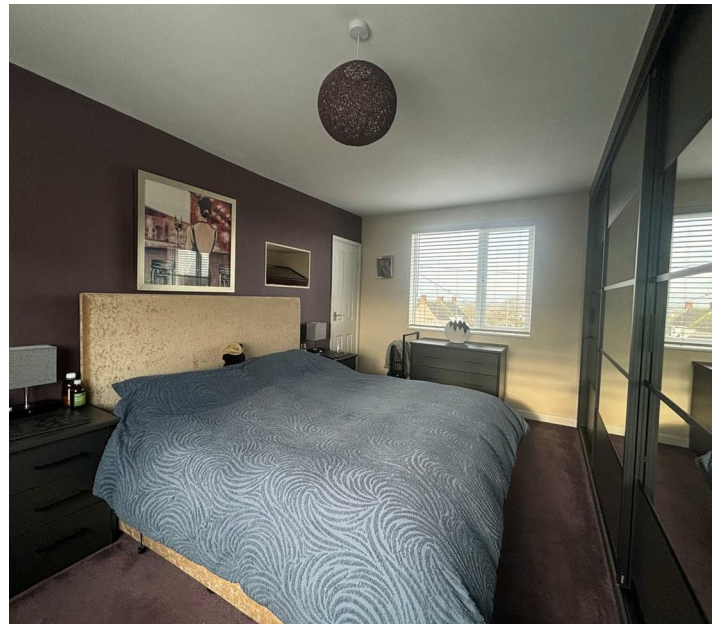
Workshop

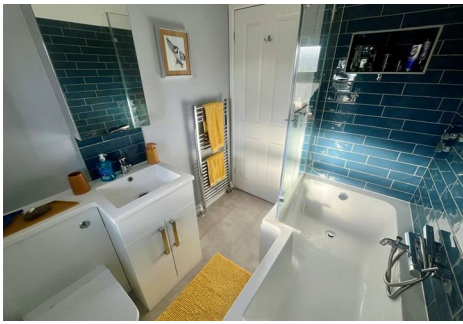
4.7 x 2.26 (15'5" x 7'4")

Timber built with power and light, two single glazed windows, space for tumble dryer.

Front

Laid to imprinted concrete with parking for several vehicles, electric charging point, steps up to front garden area laid to decorative gravel with mature shrubs and trees.







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	74	79
(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	

Ground Floor



First Floor

