



**32 Azalea Road, Weston super Mare, N Somerset, BS22 9TJ**

***Offers In Excess Of £290,000***

- Well Presented Semi Detached House
- Lounge
- Front and Rear Gardens
- Garage and Parking
- Three Bedrooms
- Kitchen/Diner
- Double Glazed and GCH
- EPC C



# 32 Azalea Road, BS22 9TJ

Rachel J Homes is delighted to market this Well Presented Semi Detached House ideally situated in a cul de sac in the popular location of Wick St Lawrence. Located close to local shops, amenities, schools and bus routes this would make a great first home. The accommodation briefly comprises of Entrance Hall, Lounge, Kitchen/Diner, Three Bedrooms, Bathroom, Front and Rear Gardens, Garage and Driveway. 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 Hallway**

Upvc Double glazed entrance door, radiator, stairs to first floor, door to;

### **Lounge**

**5.08 x 3.18 (16'7" x 10'5")**

Upvc Double glazed window to front, coved ceiling, T.V Point, telephone point, radiator, laminate flooring, door to;

### **Kitchen/Diner**

**4.28 x 2.82 (14'0" x 9'3")**

Upvc Double glazed window and patio doors to rear, range of wall and base units with work surface over and tiled splash back, gas hob with electric oven under and extractor over, space for washing machine, slimline dish washer, fridge freezer, under stairs storage cupboard, radiator, tiled flooring.

### **Stairs and Landing**

Storage cupboard, loft hatch, doors off.

### **Bedroom 1**

**4.27 x 2.99 (14'0" x 9'9")**

Two Upvc Double glazed windows to front, over stairs storage cupboard, radiator, T.V point, telephone point.

### **Bedroom 2**

**2.69 x 2.38 (8'9" x 7'9")**

Upvc Double glazed window to rear, radiator.

### **Bedroom 3**

**2.69 x 1.81 (8'9" x 5'11")**

Upvc Double glazed window rear, radiator.

### **Bathroom**

**1.99 x 1.67 (6'6" x 5'5")**

Upvc Double glazed window to side, panel bath with hot water mixer shower over, pedestal wash hand basin, low level W/C, fully tiled walls and floor, heated towel rail.

### **Rear Garden**

Enclosed by fencing, laid to lawn with patio area and mature shrub borders, outside tap, personal door to garage.

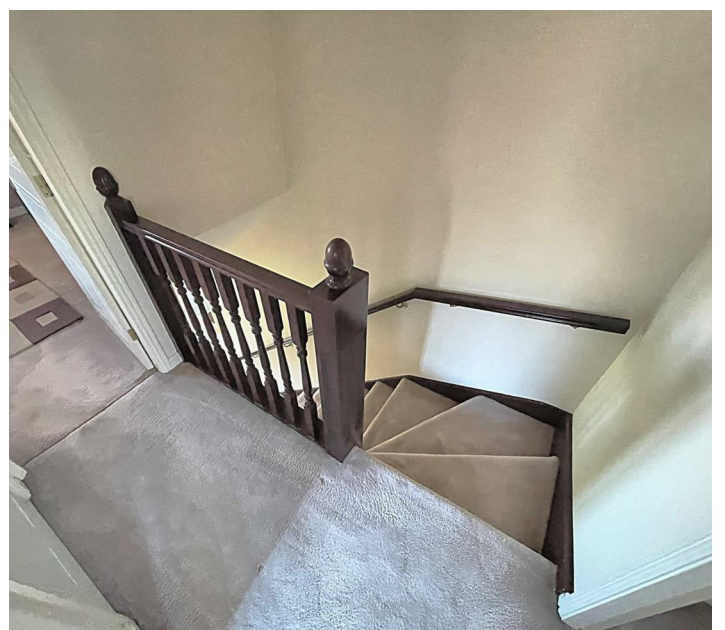
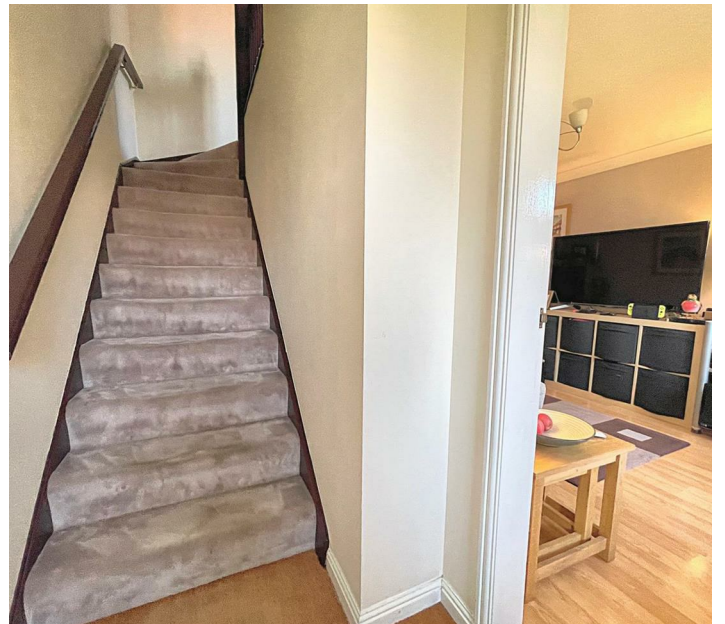
### **Garage**

Up and over, light and power.

### **Front Garden**

Laid to lawn with block paved driveway to side with parking for two cars.











## Viewings

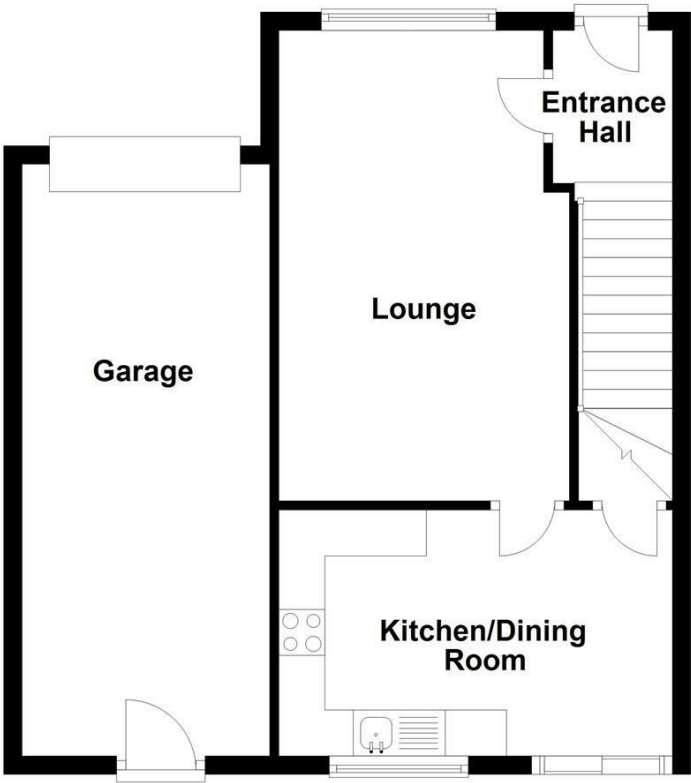
Viewings by arrangement only. Call 01934 621299 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(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

