



**96a Milton Road, Milton, Weston Super Mare, BS23 2UJ**

**£180,000**

- Victorian First Floor Flat
- Lounge
- Bathroom and Separate W/C
- EPC D
- Two Double Bedrooms
- Kitchen/Breakfast Room
- No Chain



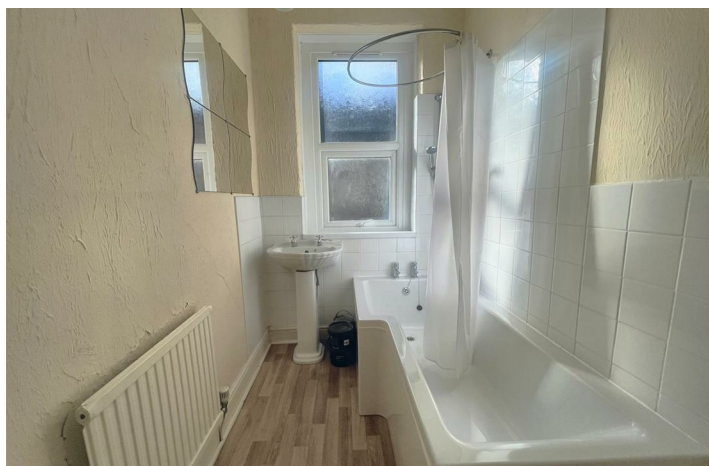
# 96a Milton Road, Weston Super Mare BS23 2UJ

Rachel J Homes is pleased to market this Victorian first floor flat ideally situated in Milton Road, close to transport links via rail and bus routes, shops, and amenities, this would make an ideal first home or investment. The accommodation briefly comprises of Communal Entrance Hall, Stairs to first floor, Lounge, Kitchen/Breakfast Room, Two Double Bedrooms, Bathroom and Separate WC. Added benefits of this property include double glazing and gas central heating plus there is no chain. Accompanied viewings - CALL NOW!!



**Leasehold - Share of Freehold**

**Council Tax Band: B**



**Entrance**

UPVC Entrance door into communal hallway, door to ground floor flat, wooden entrance door.

**Stairs to First Floor Landing**

Stairs up to split level landing, radiator, sky light, doors off.

**Lounge**

**4.55 by 3.20 (14'11" by 10'5" )**

UPVC Double glazed window to front, tv point, coved ceiling, picture rail, living flame gas fire, radiator.

**Kitchen/Breakfast Room**

**3.25 by 2.67 (10'7" by 8'9" )**

UPVC Double glazed window to front, range of wall and base units with work surface over and tiled splash back, wall mounted boiler, gas hob with extractor over and electric oven under, space for washing machine and fridge freezer.

**Bedroom One**

**4.04 x 3.96 (13'3" x 12'11")**

UPVC Double glazed window to rear, feature fireplace, radiator.

**Bedroom Two**

**4.06 by 4.06 (13'3" by 13'3" )**

UPVC Double glazed window to rear, feature fire place, radiator.

**Bathroom**

UPVC Double glazed window to side, panel bath with shower over, pedestal wash hand basin, radiator.

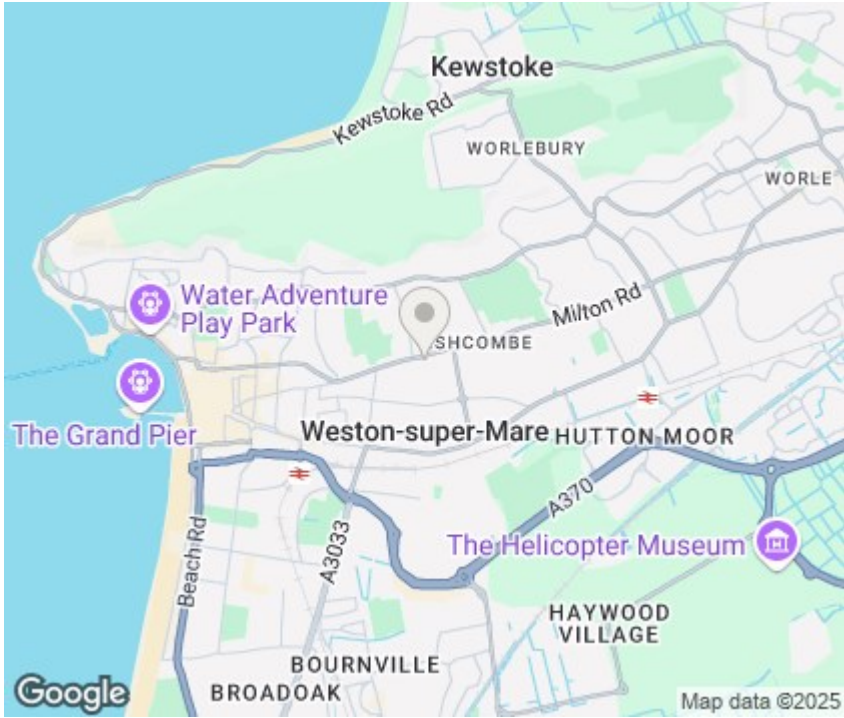
**Separate WC**

UPVC double glazed window to side, low level W/C.









## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	79
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floor, wall, room and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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