



19 Greenland Road, Weston-Super-Mare, BS22 8JP

£320,000

- Beautifully Presented Extended Semi Detached House
- Lounge
- Utility and Downstairs WC
- Garage and Driveway
- Three Bedrooms
- Open Plan Kitchen/Diner
- South West Facing Rear Garden
- EPC C

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Rachel J Homes is delighted to market this Extremely Well Presented 1930's Extended Semi Detached House ideally situated in a popular cul de sac in Milton, giving easy access to Schools, Shops, Amenities and Transport Links via Rail 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 accommodation briefly comprises of Entrance Hall, Lounge, Open Plan Kitchen/Diner, Utility Room, Downstairs WC, Three Bedrooms, Shower Room, South West Facing Rear Garden, Garage and Parking. Added benefits of this super home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!



Freehold

Council Tax Band: B



Entrance Hall

Composite front door, radiator, tiled floor, stairs to first floor, door to

Lounge

4.20 x 3.90 into bay (13'9" x 12'9" into bay)

UPVC double glazed bay window to front, TV point, inset spotlights, radiator, gas fire, laminate floor, door to

Open Plan Kitchen Diner

Kitchen Area

4.78 x 3.91 (15'8" x 12'9")

UPVC double glazed window and French doors to rear, two lantern window lights, range of wall and floor units with work surface over, built in induction hob with extractor hood over, double eye level electric oven, integrated fridge, composite inset one and half bowl sink unit with mixer taps, plumbing for dishwasher, built in island/breakfast bar, feature radiator, laminate flooring

Dining Area

3.31 x 3.11 (10'10" x 10'2")

Space for table and chairs, laminate floor, understairs storage, doors off,

Utility Room

2.01 x 1.63 (6'7" x 5'4")

UPVC double glazed window to side, range of wall and floor units with work surface over, inset composite sink and drainer, space for washing machine, tumble dryer, fridge/freezer, laminate flooring

Downstairs WC

Low Level WC, wash hand basin, cupboard housing combination boiler,

Stairs to First Floor

Landing UPVC double glazed window to side, access to loft, doors off

Bedroom One

4.17 x 3.30 into bay (13'8" x 10'9" into bay)

UPVC double glazed bay window to front, radiator, TV point

Bedroom Two

3.29 x 3.12 (10'9" x 10'2")

UPVC double glazed window to rear, radiator, built in wardrobe

Bedroom Three

2.39 x 1.77 (7'10" x 5'9")

UPVC double glazed window to front, radiator

Shower Room

UPVC double glazed window to rear, low level WC, wash hand basin set into vanity unit, walk in shower with double headed shower, fully tiled walls, tiled floor, inset spotlights.

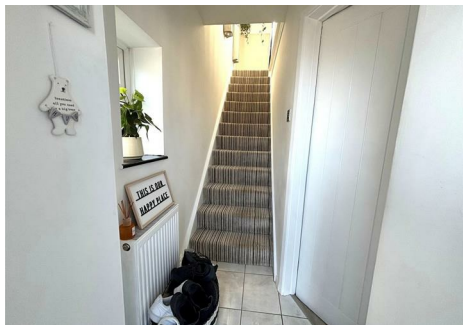
Rear Garden

Facing South West, enclosed by fencing and trees, mainly laid to lawn with mature shrub borders, feature pergola with seating area, raised decked area, area laid to ornamental chippings,

Garage and Driveway

Up and over door, power and light, 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		
(81-91) B		86
(69-80) C	69	
(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

