



99 Silverberry Road, Weston-Super-Mare, BS22 6SD

£270,000

- Well Presented Semi Detached Bungalow
- Lounge/Diner
- Wet Room
- No Chain
- Two Double Bedrooms
- Kitchen and Utility
- Garage and Parking
- EPC D

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Rachel J Homes is delighted to market this Well Presented Semi Detached Bungalow ideally situated in the popular area of South Worle. If you are looking for somewhere that is on the level, close to shops and transport links then make sure this is on your list to view. The accommodation briefly comprises of Entrance Hall, Lounge/Diner, Kitchen, Utility, Two Double Bedrooms, Wet Room, Rear Garden, Garage and Parking. Added benefits of this lovely home are UPVC double glazing, gas central heating plus there is NO CHAIN. Accompanied viewings - CALL NOW to book yours but BE QUICK!!!



Freehold

Council Tax Band: C



Entrance Hallway

Upvc Double glazed doors into porch, Upvc Double glazed door into hallway, radiator, loft hatch, two storage cupboards, consumer unit, doors off

Lounge/ Diner

7.95 x 3.01 (26'0" x 9'10")

Upvc Double glazed patio doors to rear, coved ceiling, two radiators, electric log effect fire set into feature surround, tv point, telephone point, door to utility room and door to;

Kitchen

2.79 x 2.32 (9'1" x 7'7")

Upvc Double glazed window to rear, Upvc Double glazed door to side, range of wall and base units with work surface over and tiled splash back, electric hob with extractor over, eye level electric oven, space for under counter fridge and dishwasher.

Utility

2.74 x 2.45 (8'11" x 8'0")

Upvc Double glazed door and window to rear, space for washing machine, tumble dryer and freezer, wall mounted Combi boiler, storage cupboard.

Bedroom 1

4.34 x 3.03 (14'2" x 9'11")

Upvc Double glazed window to front, coved ceiling, radiator, built in wardrobes.

Bedroom 2

3.43 x 2.81 (11'3" x 9'2")

Upvc Double glazed window to front, coved ceiling, radiator.

Wet Room

2.35 x 1.66 (7'8" x 5'5")

Two Upvc Double glazed windows to side, fully tiled walls, low level W/C, wash hand basin, hot water mixer shower, heated towel rail.

Rear Garden

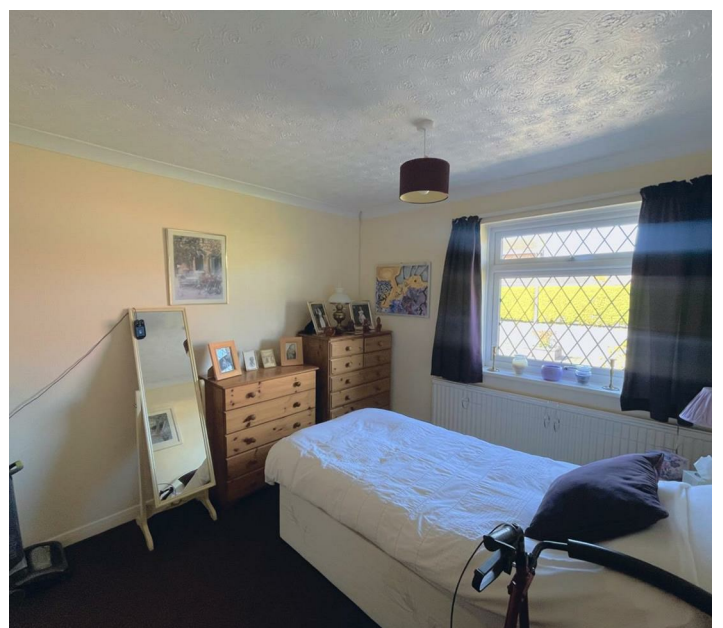
Enclosed by fencing, laid to Astro Turf with patio area, roller sun awning, storage shed, outside tap, rear gate giving access to garage and parking, side gate giving access to Front.

Garage & Parking

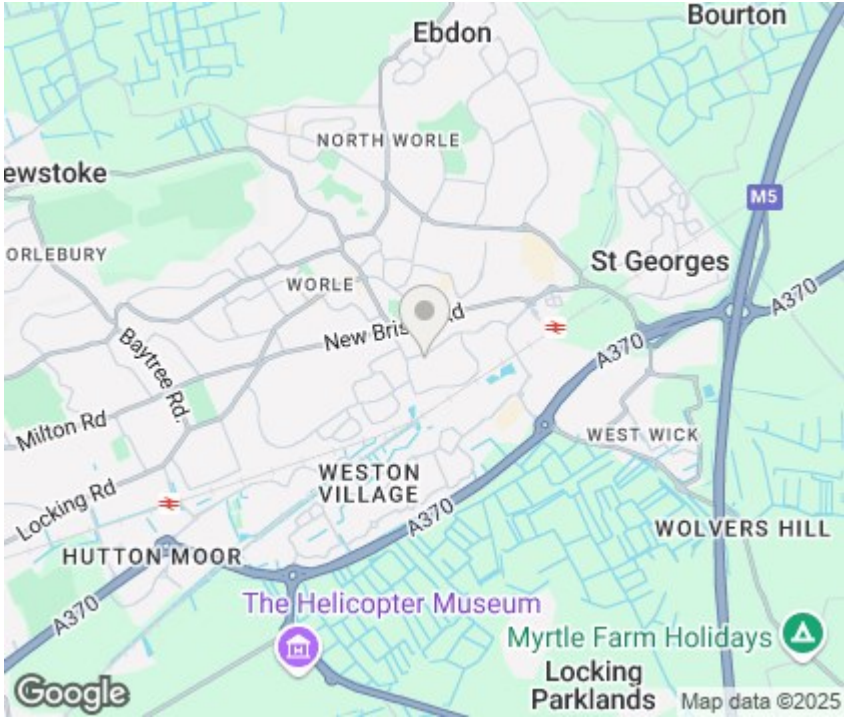
Electric roller door, light and power. Parking space in front.

Front

Laid to paving.







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) A		
(81-91) B		84
(69-80) C	67	
(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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any