



## 4 Canterbury Close, Weston-Super-Mare, BS22 7TS

**£325,000**

- Extended Semi Detached House
- Three Reception Rooms
- Double Glazing and GCH
- Driveway
- Four Bedrooms
- Kitchen
- Front and Rear Gardens
- EPC TBC



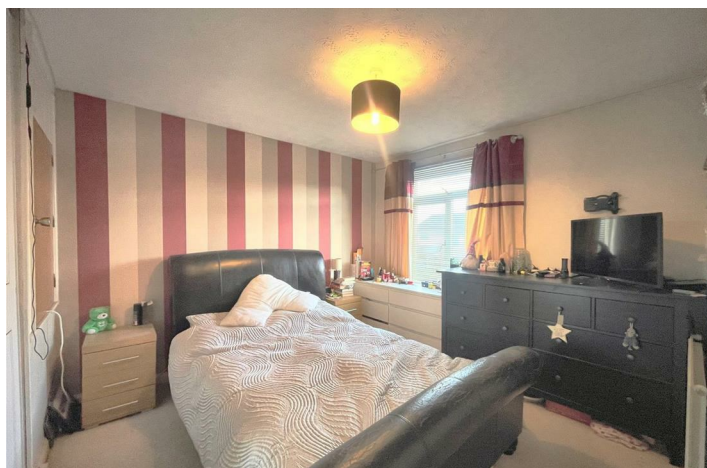
# 4 Canterbury Close, Weston-Super-Mare BS22 7TS

Rachel J Homes is pleased to market this Extended Semi Detached House ideally situated in North Worle with easy access to Schools, Shops, Amenities and Transport Links via M5, Rail and Bus Routes. If you are looking for a great sized home to house your growing family then make sure this is on your list to view. The accommodation briefly comprises of Entrance Porch, Dining Room, Lounge, Kitchen, Dining Room, Study, Downstairs WC/Utility Room, Four Bedrooms, Bathroom, Front and Rear Gardens and Parking. Added benefits of this home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!



**Freehold**

**Council Tax Band: C**



### Entrance Porch

ENTRANCE VIA: UPVC double glazed entrance door to:

ENTRANCE PORCH: Obscure glazed window to side. Glazed door to:

### Dining Room

3.66 x 3.4 (12'0" x 11'1")

UPVC double glazed window to front aspect, coved ceiling, double radiator, stairs to first floor landing, understairs storage cupboard, telephone point, television point, doors to:

### Lounge

4.98 x 3.4 (16'4" x 11'1")

UPVC double glazed window to side aspect, UPVC double glazed French style doors to rear, obscure glazed serving hatch to kitchen, double radiator, television point, telephone point, coved ceiling.

### Kitchen

3.35 x 2.5 (10'11" x 8'2")

UPVC double glazed window to rear aspect, double radiator, range of wall and base units with roll edge work surfaces, one and half bowl single drainer stainless steel sink unit with mixer tap, tiled splashbacks, space for fridge/freezer, space for cooker

### Utility/Cloakroom

UPVC double glazed obscure window to side aspect, low level w.c, vanity style wash hand basin, tiled splashbacks, range of base and wall units, roll edge work surfaces, plumbing for washing machine.

### Stairs to First Floor

Landing - Access to loft space., doors off

### Bedroom One

3.23 x 3.05 (10'7" x 10'0")

UPVC double glazed window to front aspect, radiator, telephone point, built-in wardrobes and storage cupboard.

### Bedroom Two

3.05 x 2.62 (10'0" x 8'7")

UPVC double glazed window to rear aspect, radiator, telephone point, storage cupboard.

### Bedroom Three

2.84 x 2.29 (9'3" x 7'6")

UPVC double glazed window to front aspect, radiator.

### Bedroom Four

2.84 x 2.44 widest ( 9'3" x 8'0" widest ( )

UPVC double glazed window to rear aspect, radiator.

### Bathroom

Two UPVC double glazed windows to side aspect, inset spot lights, double radiator, panelled bath with side mixer taps and shower over, pedestal wash hand basin, low level WC

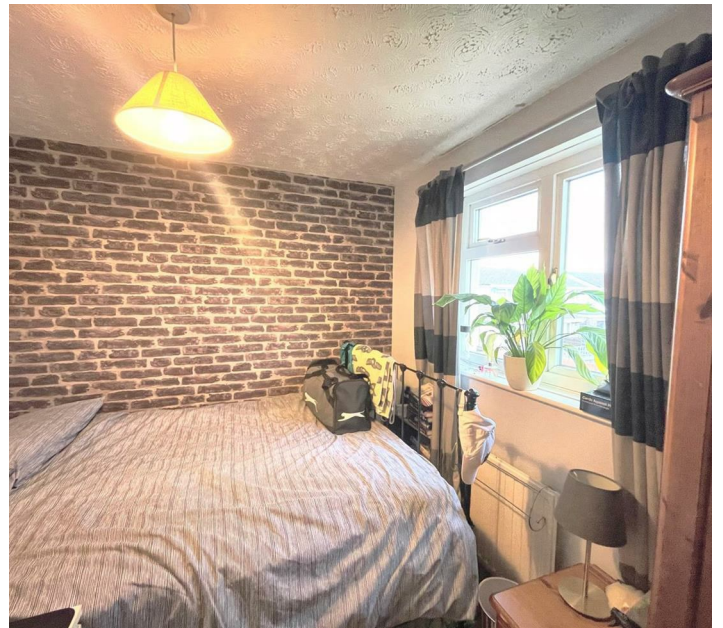
### Front Garden

Mainly laid to lawn with flower bed and borders, hard standing providing off street parking.

### Rear Garden

Enclosed by fencing, mainly laid to lawn with patio area, decking area, raised flower beds,











Viewings

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

EPC Rating:

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