



13 Grove Road, Milton, Weston-Super-Mare, BS22 8EY

£325,000

- Semi Detached Dormer Bungalow
- Open Plan Living
- Downstairs Shower Room & Upstairs Bathroom
- Gas Central Heating & Double Glazed
- Five Bedrooms
- Utility
- South West Facing Rear Garden
- In Need of Some Modernisation

13 Grove Road, Weston-Super-Mare BS22 8EY

Rachel J Homes is delighted to market this Semi Detached Dorma Bungalow situated in the popular location of Milton, close to local shops, amenities, schools and transport links. In need of some modernisation, the versatile accommodation briefly comprises of Entrance Porch, Open Plan Lounge, Dining, Kitchen, Five Bedrooms, Downstairs Shower Room and Upstairs Bathroom, Front and Rear Garden, Garage and Driveway. Added benefits of this property include Double Glazing and Gas Central Heating. Accompanied viewings- CALL NOW!!!



EPC
E

Council Tax Band: C



Entrance Porch

Upvc Double glazed door, tiled flooring, doorway to;

Open Plan Living

7.85 max by 6.25 Bay

Lounge

Upvc Double glazed bay window to front, radiator, electric fire set into feature surround, TV point, laminate flooring.

Kitchen

Upvc Double glazed window to front, range of wall and base units with solid wood worksurface over and tiled splashback, radiator, space for fridge freezer and range cooker, stainless steel sink and drainer with mixer tap over, laminate flooring, door to Inner Hallway and door to;

Utility

Upvc Double glazed window to side, space for washing machine, tumble dryer, fridge freezer, radiator, laminate flooring.

Inner Hallway

Upvc Double glazed French doors to side, two radiators, laminate flooring, stairs to first floor, doors off.

Bedroom 1

4.01 x 3.16 (13'1" x 10'4")

Upvc Double glazed window and French doors to rear, radiator, laminate flooring,

Bedroom 4

3.92 x 2.75 (12'10" x 9'0")

Upvc Double glazed window to rear, radiator, laminate flooring, under stairs storage cupboard.

Bedroom 5

3.56 x 2.91 (11'8" x 9'6")

Upvc Double glazed window to side, radiator, laminate flooring, storage cupboard housing boiler.

Stairs to First Floor

Radiator, laminate flooring, doors off.

Bedroom 2

4.26 x 2.31 (13'11" x 7'6")

Upvc Double glazed window to rear, radiator, laminate flooring.

Bathroom

2.99 x 2.67 (9'9" x 8'9")

Upvc Double glazed window to side, freestanding bath with swan mixer tap, pedestal wash hand basin, tiled floor, part panelled walls.

Bedroom 3

3.85 x 2.45 (12'7" x 8'0")

Upvc Double glazed window to front, laminate flooring, radiator.

Separate W/C

Low level W/C, pedestal wash hand basin, radiator, laminate flooring.

Garage

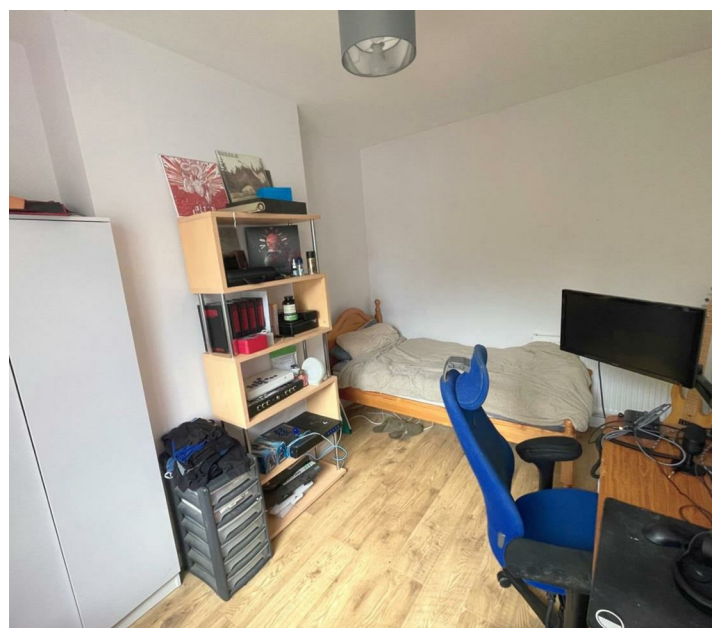
Up and over door, light and power.

Rear Garden

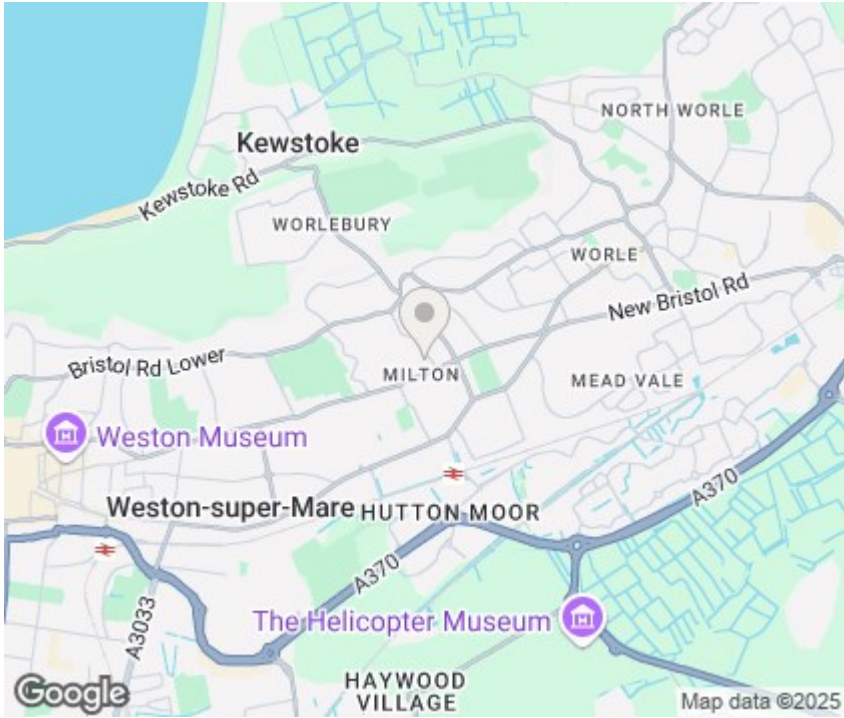
South West facing, enclosed by fencing.

Front

Enclosed by low wall with off road parking.







Viewings

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

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	