



**37 Wigmore Gardens, Weston-Super-Mare, BS22 9AQ**

**£275,000**

- Recently Refurbished Semi Detached Bungalow
- Lounge / Diner
- Refitted Shower Room
- Garage & Parking
- Two Bedrooms
- Refitted Kitchen
- Double Glazed & GCH
- No Chain

# 37 Wigmore Gardens, Weston-Super-Mare BS22 9AQ

Rachel J Homes is delighted to market this recently refurbished semi detached bungalow situated on a corner plot in a popular road on Worle Hillside. 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 Hallway, Lounge, Refitted Kitchen, Two Bedrooms, Refitted Shower Room, Front, Side and Rear Gardens, Garage and Driveway. Added benefits of this lovely home include double glazing, gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW!!



2



1



1



EPC  
B

Freehold

Council Tax Band: C



### **Entrance Hallway**

Upvc Double glazed entrance door and side window into hallway, radiator, laminate flooring, storage cupboard, housing consumer unit and power for solar panels, doors off to all rooms.

### **Lounge / Diner**

**5.20 x 3.49 max (17'0" x 11'5" max)**

Upvc Double glazed patio doors to rear, radiator, T.V point, laminate flooring, door to;

### **Kitchen**

**2.56 x 1.98 (8'4" x 6'5")**

Upvc Double glazed window to rear, range of wall and base units with worksurface and tiled splashback, electric hob with extractor over, eye level electric oven and grill, one and half bowl composite sink and drainer with mixer tap over space for undercounter fridge, arch to;

### **Utility Area**

Upvc Double glazed door to rear and Upvc Double glazed window to side, base and wall unit with work surface over and tiled splashback, space for washing machine, laminate flooring.

### **Bedroom 1**

**3.25m x 1.98m (10'8" x 6'6")**

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

### **Bedroom 2**

**2.31 x 2.25 (7'6" x 7'4")**

Upvc Double glazed window to front with views, radiator, laminate flooring, loft hatch.

### **Shower Room**

**2.15 x 1.69 (7'0" x 5'6")**

Upvc Double glazed window to front shower, shower cubicle with double Sunflower hot water mixer shower, wash hand basin set into vanity unit, low-level W/C, heated towel rail, wall mounted storage cupboard, part tiled walls, laminate flooring.

### **Rear Garden**

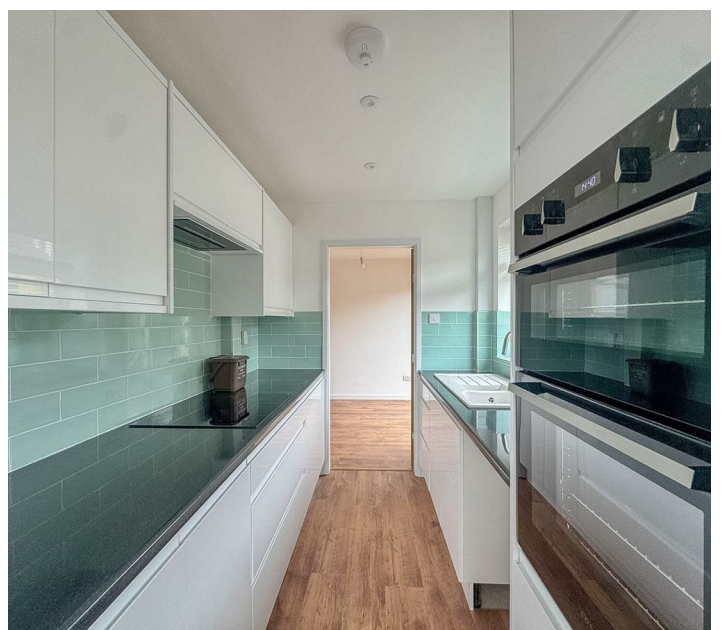
Enclosed by wall and fence, laid to paving with raised beds and seating area, personal door to garage, gate to off road parking space.

### **Front**

Laid to decorative gravel with steps to front door.

### **Garage & Driveway**

Up and over door, light and power.







## Viewings

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

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	91
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

