

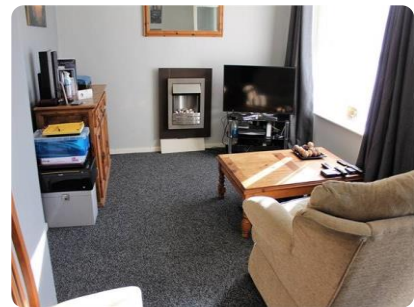


Rachel J Homes

Estate Agents

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HOGARTH WALK, WORLE, WESTON SUPER MARE, BS22 6NQ



- Well Presented Terraced Home
- Lounge/Diner
- Double Glazing & Gas Central Heating
- No Chain
- Two Bedrooms
- Kitchen
- Front and Rear Garden
- EPC C

£157,000

Rachel J Homes is delighted to market this well presented Terrace Home ideally located in Worle, close to the High Street, shops, amenities, schools and transport links. If you are looking for somewhere that you can "just move in" then make sure this is on your list to view. Great First Time Buy, Investment or maybe you are downsizing? The accommodation briefly comprises of Entrance Porch, Lounge/Diner, Kitchen, Two Bedrooms, Bathroom, Front and Rear Gardens. Added benefits of this lovely home include double glazing, gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW!!

Entrance Porch

UPVC double glazed front door and UPVC double glazed side panel, inset spot light, consumer unit, tiled floor, internally glazed door to:

Lounge 16' 2" by 10' 1" narrowing to 6' 8" (2m 4cm), (4m 92cm by 3m 7cm),

UPVC double glazed window to front, coved ceiling, feature electric fire, T.V point, gas point, radiator, door to:

Kitchen 7' 2" by 6' 6" (2m 18cm by 1m 98cm)

UPVC double glazed window to rear, range of wall and floor units with work surface over, 1.5 stainless steel sink unit, plumbing for washing machine, built in gas hob, extractor hood, built in electric oven, part tiled walls, space for fridge/freezer.

Inner Hall

UPVC double glazed door to rear, under stairs cupboard, radiator, stairs to first floor, tiled floor, archway to:

Stairs to First Floor

Access to loft space, cupboard housing combi boiler, doors off.

Bedroom One 10' 2" by 9' 4" (3m 10cm by 2m 84cm)

UPVC double glazed window to front, coved ceiling, T.V. Point, built in recess/Wardrobe, radiator.

Bedroom Two 10' by 6' 6" (3m 5cm by 1m 98cm)

UPVC double glazed window to front, coved ceiling radiator.

Bathroom 6' 7" by 6' 6" (2m 1cm by 1m 98cm)

UPVC double glazed window to rear, white suite comprising, panel bath with electric shower over, low level WC, pedestal wash hand basin, radiator.

Front Garden

Mainly laid to lawn with mature flower, shrub borders with pathway to entrance.

Rear Garden

Enclosed by fencing, mainly laid to lawn, patio area, chipping borders, outside tap.



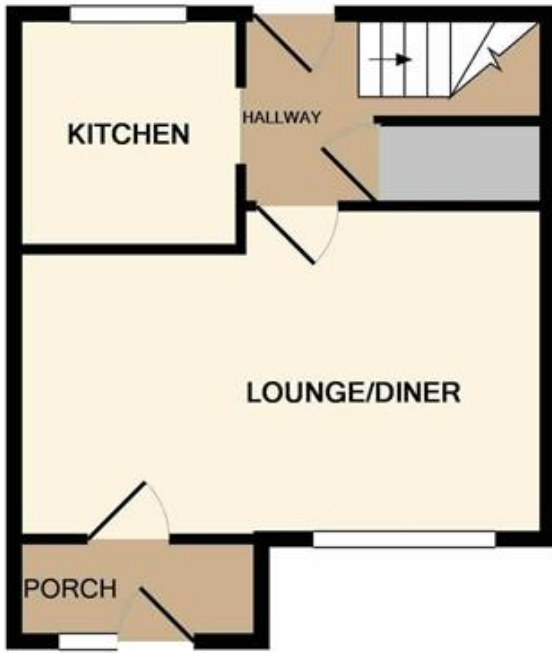
Agents Note

All measurements are approximate and cannot be relied upon. All items in photos are not included unless specifically stated. Rachel J Homes have not tested any equipment or services & cannot verify the working order. Any references to the tenure of a Property and/or to any service or other charges are based on information supplied by the Seller and has not been verified. Checking the availability and booking an appointment with Rachel J Homes is advised prior to travelling to see any property.

The Floorplan &/or EPC Rating are provided on behalf of the seller of the property by a third party and delivered to Rachel J Homes to use as a guide only and cannot be relied upon. Rachel J Homes assumes no liability or offers no warranty as to the accuracy or validity of the information and provides them for general guidance purposes only.



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating					
	Current	Potential		Current	Potential		
<small>Very energy efficient - lower running costs</small>							
(92-100) A			<small>Very environmentally friendly - lower CO₂ emissions</small>				
(81-91) B			(92-100) A				
(69-80) C			(81-91) B				
(55-68) D			(69-80) C				
(39-54) E			(55-68) D				
(21-38) F			(39-54) E				
(1-20) G			(21-38) F				
<small>Not energy efficient - higher running costs</small>							
<small>Not environmentally friendly - higher CO₂ emissions</small>							
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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