



# Rachel J Homes

Estate Agents

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## YARROW COURT, WICK ST LAWRENCE, WESTON-SUPER-MARE, BS22 9WA



- Well Presented Terrace House
- Lounge/Diner
- Garage and Parking
- No Chain
- Three Bedrooms
- Bathroom and Downstairs W/C
- Low Maintenance Rear Garden
- EPC C

### £265,000

Rachel J Homes is pleased to market this Terraced Home ideally situated in a cul de sac in the popular area of Wick St Lawrence. This is a great opportunity for a first time buyer or perhaps an investor. The accommodation briefly comprises of Entrance Hall, Downstairs WC, Kitchen, Lounge/Diner, Three Bedrooms, Bathroom, Front and Rear Gardens, Garage and Parking. Added benefits of this property include double glazing and gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW!!

### **Entrance Hall**

Front entrance door, radiator, stairs to first floor, doors off.

### **Downstairs WC**

Double glazed window to front, low level W/C, pedestal wash hand basin, radiator, consumer unit.

### **Kitchen** 9' 6" by 7' 8" (2m 89cm by 2m 34cm)

Double glazed window to front, range of wall and base units with work surface over and tiled splash back, one and half bowl sink and drainer, gas hob with electric oven under and extractor over, space for fridge freezer and washing machine, wall mounted boiler, radiator.

### **Lounge/Diner** 14' 9" Max by 10' 6" (4m 50cm by 3m 21cm)

Double glazed window and patio door to rear garden, two radiators, TV point, under-stair storage cupboard.

### **Stairs to First Floor Landing**

Access to loft, storage cupboard, doors off.

### **Bedroom One** 10' 4" by 8' 4" (3m 15cm by 2m 54cm) excluding wardrobes.

Double glazed window to rear, radiator, built-in wardrobes.

### **Bedroom Two** 11' 1" by 8' 4" (3m 37cm by 2m 53cm)

Double glazed window to front, radiator.

### **Bedroom Three** 8' 2" by 6' 3" (2m 48cm by 1m 90cm)

Double glazed window to rear, radiator.

### **Bathroom** 6' 2" by 6' 1" (1m 87cm by 1m 86cm)

Double glazed window to front, panel bath with electric shower over, low level W/C, pedestal wash hand basin, fully tiled walls, heated towel rail.

### **Rear Garden**

Enclosed by fence, laid to decorative gravel with deck area, gate giving access to rear.





## Garage

Situated in a block nearby, up and over door, parking space to the front.

## Additional Information

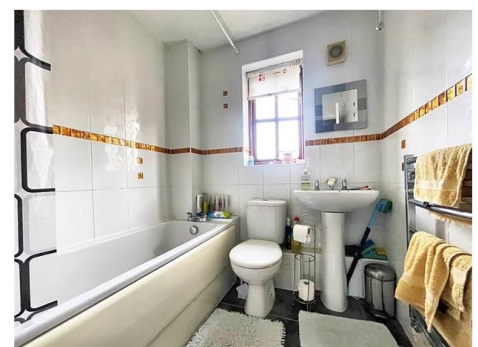
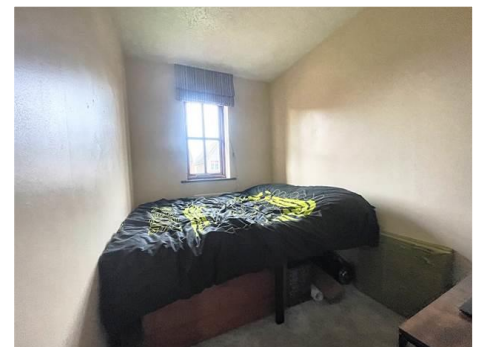
Freehold property.

Council Tax Band: C - £1790.67 approx per year.

## Agents Note

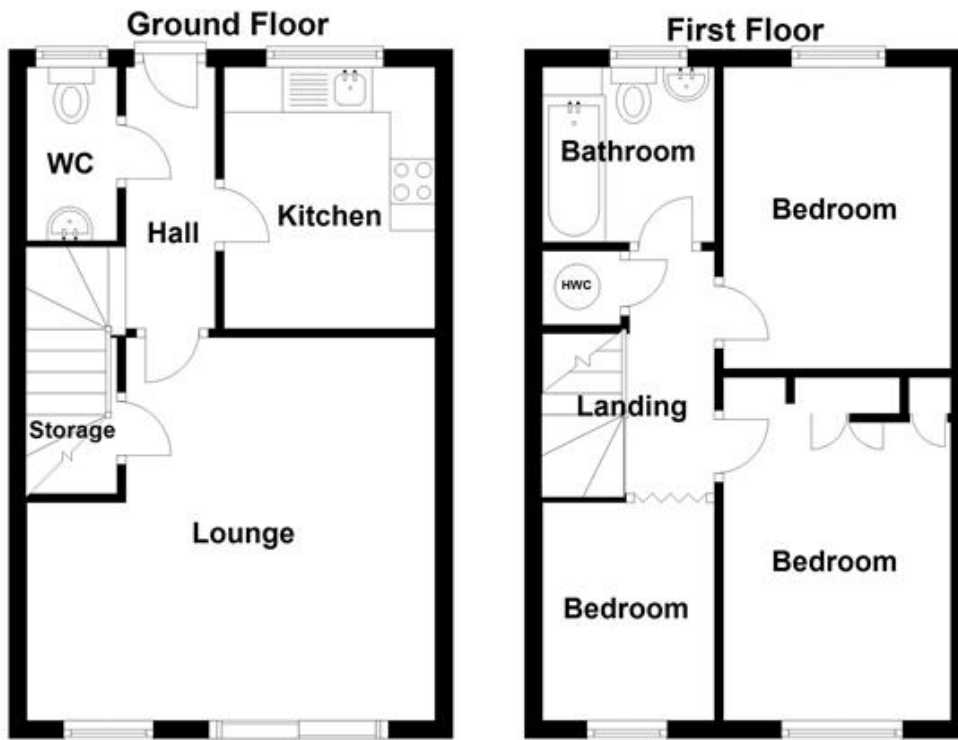
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 66.2 sq. metres (712.5 sq. feet)