



24 Oaktree Place, St Georges, Weston super Mare, N Somerset, BS22 7RY

£245,000

- Mid Terrace House
- Lounge
- Conservatory
- Double Glazed & GCH
- Two Double Bedrooms
- Kitchen
- En-Suite, Family Bathroom & DS W/C
- Garage

24 Oaktree Place, Weston super Mare BS22 7RY

Rachel J Homes is delighted to market this well presented terrace house situated in the popular area of St Georges, giving easy acces to schools, shops , amenities and transport links via rail, bus and M5 corridor. This is a home that you could "just move in" and would make a fantastic first home, an investment or maybe you are downsizing. The excellent accommodation briefly comprises of Entrance Hallway, Downstairs Cloakroom, Lounge, Kitchen, Conservatory, Two Good Sized Double Bedrooms, Ensuite to the Master, Bathroom, South Facing Rear Garden, Garage and Parking. Added benefits of this super home include double glazing and gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW to book yours!



2



2



1



EPC
C

Freehold

Council Tax Band: B



Entrance Hallway

Upvc Double glazed entrance door, radiator, doors to downstairs W/C and Lounge.

Downstair W/C

Low level W/c, wash hand basin, radiator.

Lounge

4.89 x 3.58 (16'0" x 11'8")

Upvc Double glazed French doors to Conservatory, radiator, laminate flooring, stairs to the first floor, door to ;

Kitchen

2.53 x 1.61 (8'3" x 5'3")

Upvc Double glazed window to Front, range of wall and base units with work surface over and splash back, space for washing machine, integrated fridge freezer, electric hob with extractor over and oven under, one and half bowl sink and drainer with mixer tap over, tiled floor.

Conservatory

2.59 x 2.36 (8'5" x 7'8")

Upvc Double glazed and brick construction with polycarbonate roof, tiled floor, radiator, French doors to rear garden.

Stairs and Landing

Loft access, airing cupboard housing boiler, doors off to all rooms.

Bedroom 1

3.85 x 3.49 (12'7" x 11'5")

Two Dual aspect Upvc Double glazed windows to Front and Rear, radiator, door to;

En-Suite

Upvc Double glazed window to Front, shower cubicle with hot water mixer shower, low level W/C, pedestal wash hand basin.

Bedroom 2

3.99 x 2.56 (13'1" x 8'4")

Upvc Double glazed window to Rear, built in wardrobe, radiator.

Bathroom

Upvc Double glazed window to Front, panel bath, pedestal wash hand basin, low level W/C, part tiled walls.

Garage

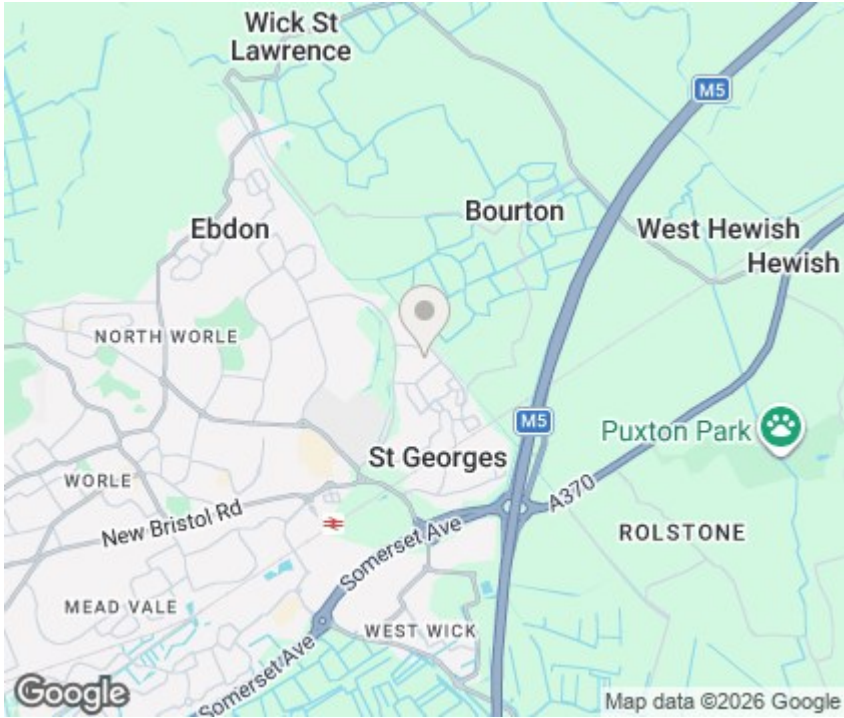
Single garage to rear of property.

Rear Garden

Enclosed by fence, laid to Astro-turf, deck area, gate giving access to side.







Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(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	

