



 **3**  
Bedrooms

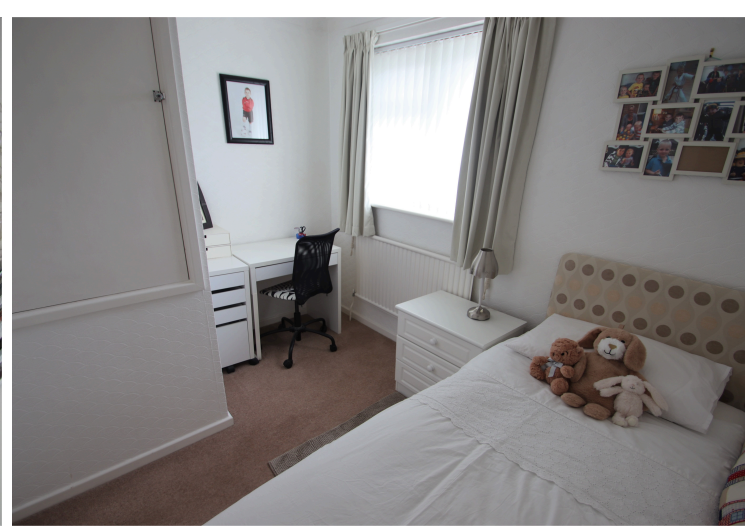
 **2**  
Bathrooms



A lovely property which is sure to get the phone ringing! A well maintained semi detached house located in the popular area of Ashbury Park on Milton Hillside. The property offers family sized accommodation and briefly comprises; entrance hall, downstairs cloakroom/shower room, lounge, dining room, fitted kitchen, 3 bedrooms and family bathroom. A brick paved driveway provides ample parking leading to a car port and a detached garage. The property is handy for local amenities including shops and schools. Ashcombe Park and Worlebury woods are both within easy reach with a bus service available for Weston town centre.

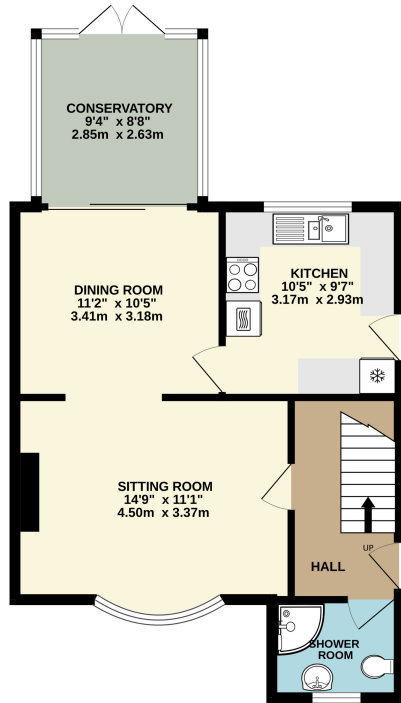
- **Semi Detached House**
- **Good Decorative Order**
- **Council Tax Band C & EPC Rating C**
- **Good Parking, Car Port & Garage**
- **2 Bathrooms**
- **Popular Hillside Location**



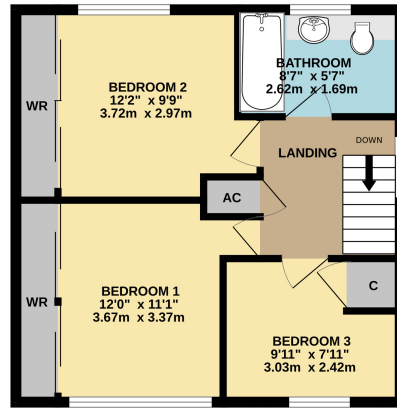




GROUND FLOOR  
566 sq.ft. (52.5 sq.m.) approx.




1ST FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1009 sq.ft. (93.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>	<b>70</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			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: 34 Ashbury Drive, BS22

