



 **3**
Bedrooms

 **1**
Bathroom



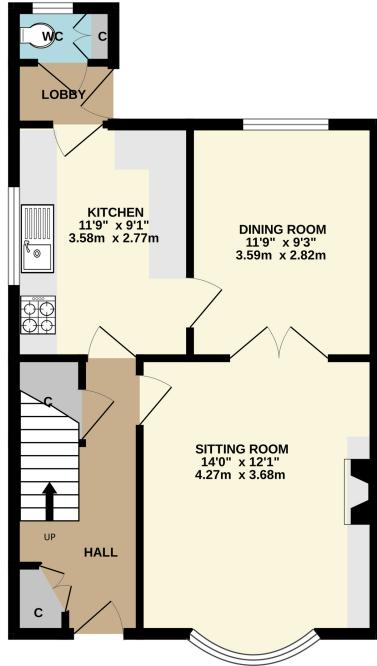
******PRICED TO SELL****** Offered without the complications of an onward chain we are delighted to offer for sale this 3 bedroom semi detached located in this sought after hillside location. The property provides decent sized family accommodation briefly comprising; entrance hall, downstairs wc, lounge, dining room kitchen on the ground floor with 3 bedrooms and a bathroom above. There is a good sized garden to the rear enjoying afternoon sunshine with parking and a garage also to the rear. The property is handy for local amenities including shops in Worle High Street with local schools also within easy reach. A regular bus service is available for Weston town centre if required.

- **Semi Detached House**
- **2 Reception/3 Bedrooms**
- **Council Tax Band D & EPC Rating E**
- **Parking & Garage**
- **Sunny Rear Garden**
- **No Onward Chain!**

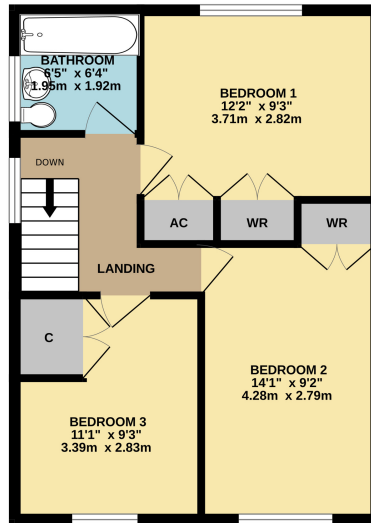




GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 963 sq.ft. (89.5 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+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: 106 Balmoral Way, BS22

