



 **5**
Bedrooms

 **1**
Bathroom



If you are looking for extra space this extended 5/6 bedroom semi detached house could be just the ticket. It provides ideal family accommodation incorporating 2 reception rooms/6th bedroom plus sun room, kitchen/breakfast room, down stairs wc with 5 bedrooms and a bathroom above. There is a large garage with enclosed gardens to the rear. Occupying a convenient level position between Locking & Milton road with local shops and Ashcombe School near by. Popular Ashcombe Park is also nearby for dog or recreational walks with a regular bus service available for Weston town centre and beyond.



- **Extended Semi Detached House**
- **Large Garage**
- **Fantastic Space**
- **Handy Location**
- **Council Tax Band D & EPC Rating D**
- **Internal Viewing A Must**





Approx. Gross Area 1558.45 Sq.Ft - 144.78 Sq.M



Ground Floor



First Floor

For illustrative purposes only. Not to scale. Ref no:MS/11644/AN

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Floor Plan produced by EPC Provision.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: 71 Birchwood Avenue, BS23

