



 4  
Bedrooms

 1  
Bathroom



We are delighted to offer this older style property, ideal for those looking to put their own stamp on a Semi-detached Victorian house.

Offering generous living accommodation for families with 4 bedrooms and a dresser room. The addition of a sunny rear garden this property really warrants being seen to be fully appreciated. The property is located within walking distance from Weston Town Centre which boasts an array of shops and amenities. Additionally benefitting local bus stops and Weston Railway Station nearby, making it ideal for commuters etc. Offered for sale with NO ONWARD CHAIN!

- **Older Style Semi Detached**
- **3 Reception rooms**
- **Council Tax C & EPC D**
- **Sunny Rear Garden**
- **Close to Weston Town Centre**
- **No Onward Chain!**







Total area: approx. 143.8 sq. metres (1547.6 sq. feet)

For illustrative purposes only. Not to scale.  
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.  
Plan produced using PlanIt.

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

Address: 18 Sandford Road, BS23

