

Russell Avenue, Locking Parklands, Weston-Super-Mare,
Somerset. BS24 7GH

£325,000 Freehold

REDUCED



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....A SPACIOUS 3 BEDROOM SEMI DETACHED FAMILY HOME WITH A GOOD SIZED REAR GARDEN.....Set on the ever popular modern development of Locking Parklands, this semi detached family house is in the envious position of overlooking the open green to the front giving the property an open and bright feeling. The property is approached to the side and the entrance hall has a cloakroom WC, stairs to the first floor and the generous living room to the front. To the rear is the kitchen diner which offers a range of wall and base units with worktops over, gas hob with extractor hood over and eye level electric oven/grill, integral dishwasher, washing machine and fridge freezer, inset stainless steel sink/drainer and french doors to the rear garden. Upstairs there are 3 bedrooms with Bed 1 having an en-suite shower room, a separate side dressing-area and french doors with Juliette balcony to front open views, a family bathroom, plus gas central heating, double glazing, solar panels and a lovely rear garden with patio for table and chairs, timber garden shed, a gate to the front and an area of artificial lawn. Because of all the open green areas we have been advised there is a monthly fee of £27 to cover the maintenance.

FEATURES

- Modern semi detached family home
- Three bedrooms
- Bedroom 1 with en suite and walk-in dressing area
- Overlooking Open Green
- Two allocated parking spaces
- Good sized rear garden
- In the popular Locking Parklands development
- Cloakroom WC
- EPC - B



ROOM DESCRIPTIONS

Main front door to hallway:

Hallway:

Stairs to the first floor, doors to the lounge, cloakroom, Kitchen/Diner

Cloakroom

White suite of Wc and basin with door to under stairs storage; Radiator

Living Room

18' 6" max x 15' 2" max (5.64m x 4.62m)
Radiator; Upvc double glazed windows to front

Kitchen Diner

18' 6" x 8' 7" (5.64m x 2.62m) Radiator;
Upvc double glazed window and french doors to rear; range of wall and base units with worktops over, gas hob with extractor hood over and eye level electric oven/grill, integral dishwasher, washing machine and fridge freezer, inset stainless steel sink/drainers and french doors to the rear garden

First floor landing:

Bedroom 1

18' 5" max into dressing area x 12' 5" (5.61m x 3.78m) Radiator; Upvc double glazed window and french doors with Juliette balcony to front; door to en suite and to dressing area

En Suite shower room:

7' 0" x 4' 9" (2.13m x 1.45m) Towel Radiator; White suite of WC, basin and large shower cubicle

Dressing Area

7' 0" x 7' 0" (2.13m x 2.13m) Located off main bedroom with window to front

Bedroom 2

10' 9" max x 10' 2" max (3.28m x 3.10m)
Radiator; Upvc double glazed window to rear

Bedroom 3

8' 9" x 7' 3" (2.67m x 2.21m) Radiator;
Upvc double glazed window to rear

Bathroom

7' 0" x 7' 0" (2.13m x 2.13m) Radiator;
Upvc double glazed window to side; white suite of WC, basin and bath with shower over and glass screen

Outside

REAR - garden with patio for table and chairs, timber garden shed, a gate to the front and an area of artificial lawn.

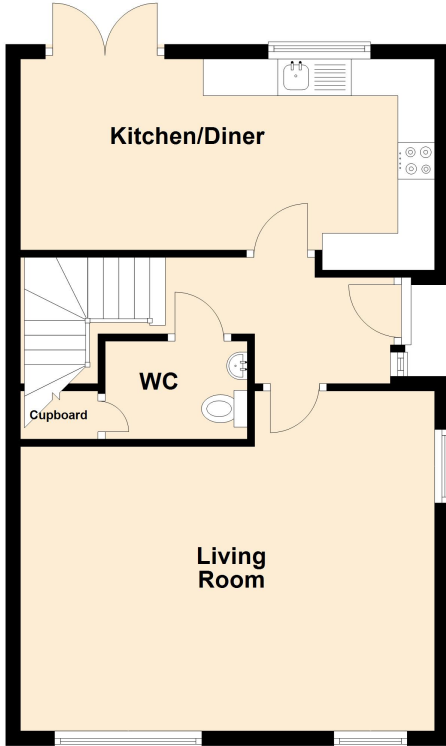
PLEASE NOTE - Because of all the open green areas we have been advised there is a monthly fee of c.£27 to cover the maintenance.



FLOORPLAN & EPC

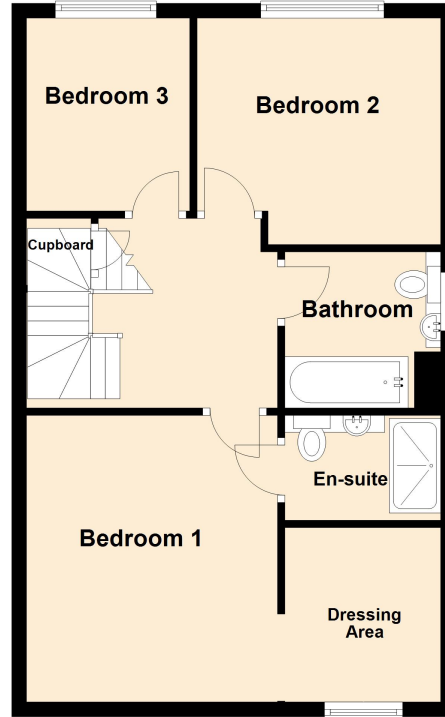
Ground Floor

Approx. 50.6 sq. metres (545.0 sq. feet)



First Floor

Approx. 47.0 sq. metres (506.3 sq. feet)



Total area: approx. 97.7 sq. metres (1051.3 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B	87	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 