Locking Road, Weston-Super-Mare, Somerset. BS23 3HW

£275,000 Freehold

SOLD STC

HOUSE FOX
ESTATE AGENTS

PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....Are you looking for an older style property that is in need of updating, where you can put your own stamp and personality on.

This older style home is offered with no onward chain, and comprises entrance porch, a hallway, 25ft lounge/diner, kitchen, cloakroom, 3 bedrooms, plus gas central heating, double glazing, a garage and rear garden.

The property is set on Locking Road and within walking distance of the local shops, and the bus into town or Worle is situated close at hand.

So if you fancy a bit of a project to create your own home, then look no further and call House Fox Estate Agents

FEATURES

- Semi detached house
- In need of modernisation
- 3 bedrooms
- Garage
- 25ft Lounge/diner
- Cloakroom
- No onward chain
- Double glazing
- Gas central heating
- EPC-tbc

ROOM DESCRIPTIONS

Double glazed door to the porch

Porch:

Double glazed windows, main front door to the hallway

Hallway:

Stairs to first floor, cupboard, radiator

Lounge/diner:

7.81m x 3.72m (25' 7" x 12' 2")
Double glazed window to the front, radiator, double glazed door to the garden

Kitchen:

3.62m x 2.38m (11' 11" x 7' 10")
Sink unit, floor and wall units, double glazed window, built in oven and hob, radiator, dishwasher, door to the rear porch

Rear porch:

Doors to the garden and cloakroom

Cloakroom:

WC, double glazed window, wash hand basin

First floor landing:

Double glazed window.

Bedroom 1:

3.70m x 3.32m (12' 2" x 10' 11")
Radiator, double glazed window

Bedroom 2:

3.46m x 3.44m (11' 4" x 11' 3")
Radiator, double glazed window

Bedroom 3:

2.39m x 2.17m (7' 10" x 7' 1")
Radiator, double glazed window

Bathroom:

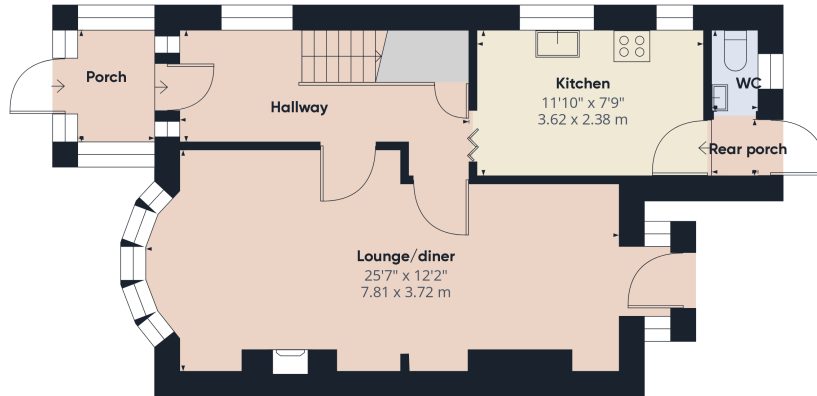Shower cubicle, wash hand basin, WC, double glazed window, radiator

Garage:

To the rear of the property is a SINGLE GARAGE
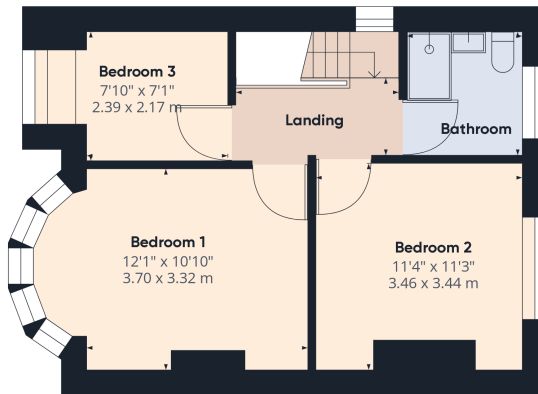
Rear garden:

Patio area, lawn area, shrub, plants and flower borders

FLOORPLAN & EPC

Floor 0

Porch

Hallway

Kitchen
11'10" x 7'9"
3.62 x 2.38 m

WC

Rear porch

Lounge/diner
25'7" x 12'2"
7.81 x 3.72 m

Floor 0

Floor 1

Bedroom 3
7'10" x 7'1"
2.39 x 2.17 m

Landing

Bathroom

Bedroom 1
12'1" x 10'10"
3.70 x 3.32 m

Bedroom 2
11'4" x 11'3"
3.46 x 3.44 m

Floor 1

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs	64	78

England, Scotland & Wales

EU Directive
2002/91/EC