



**HOUSEFOX.CO.UK**

Full estate agency service at online prices

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**Flat 5, 9 Grove Park Road, Weston-Super-Mare, Somerset, BS23 2LW**  
**£190,000**

01934 314242   01275 404601   01278 557700  
Viewings strictly by appointment

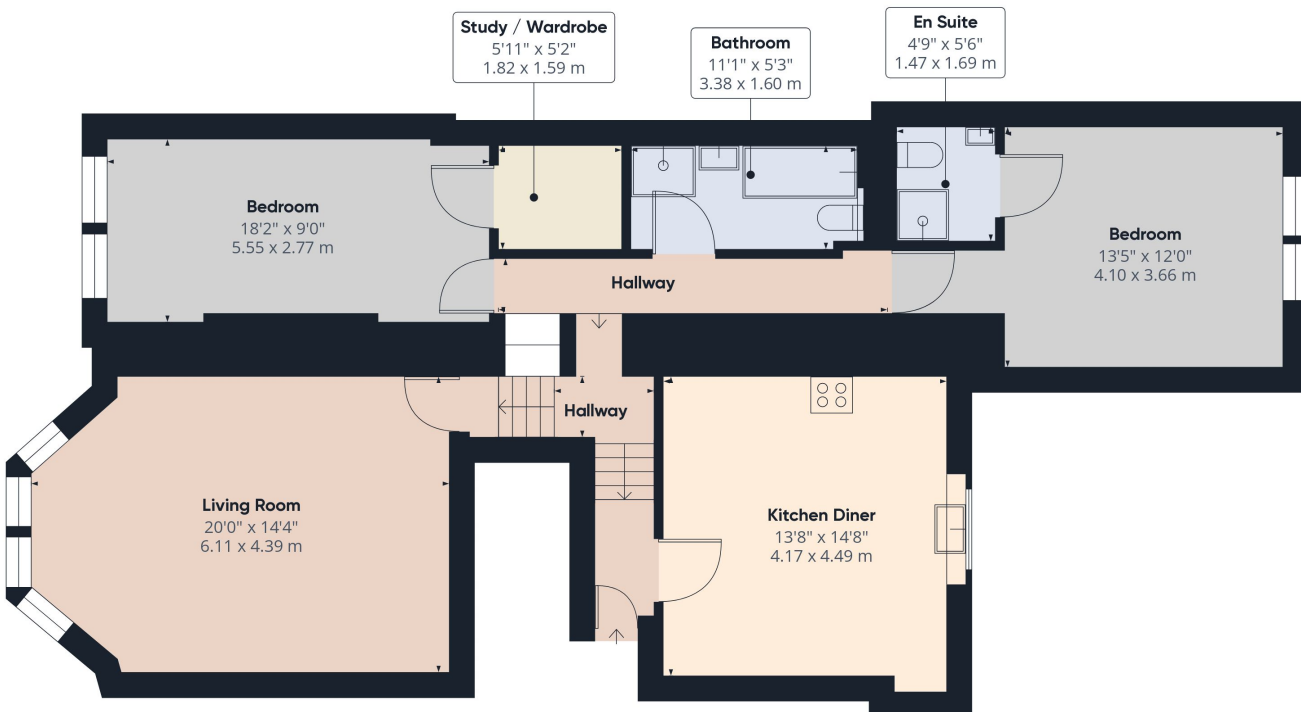


# HOUSEFOX.CO.UK

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

## Description

HOUSE FOX ESTATE AGENTS PRESENTS ... This really generous first floor flat is set on a popular road on Weston hillside close to town and offers big lounge, 2 large bedrooms, one with en suite, separate kitchen diner and a family bathroom. The property is approached via the parking area to the front and the entrance hall has doors to other flats and stairs and this flat entrance is up the stairs and to the left. This opens into the flats own entrance hall with a really grand living room to the front with large bay windows overlooking the front parking. The kitchen diner is again a really good size and offers a range of wall and base units with worktops over, gas hob with extractor hood over and eye level electric oven/grill, spaces for washing machine and fridge freezer and an inset stainless steel sink/drain. To the front and rear are the 2 bedrooms one with en suite shower room and the other with a large walk in wardrobe or maybe home office; finally there is a family bathroom offering a white suite of WC, wash basin, bath and a shower. With big rooms throughout there is a great feeling of space and light in this flat so book a viewing before it goes. Parking is done on first come first served to the front.



Approximate total area<sup>(1)</sup>  
1053.25 ft<sup>2</sup>  
97.85 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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A survey has not been carried out, nor have the services, appliances or fittings been tested. All measurements are approximate and should not be relied upon for furnishing purposes.