

Canterbury Close, Worle, Weston-Super-Mare, Somerset.

BS22 7TT

£300,000 Freehold

FOR SALE



www.housefox.co.uk



HOUSE FOX
ESTATE AGENTS

01934 314242
01275 404601
01278 557700
sales@housefox.co.uk

PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....A well presented 4 bedroom semi-detached house in North Worle and within walking distance of the local shops.

The property is offered for sale with no onward chain and comprises entrance porch, lounge with feature TV recess, 19ft kitchen/diner with double doors onto the garden, utility area, cloakroom, 4 bedrooms, bathroom, plus double glazing, gas central heating, off street parking (garage has been part converted) and an enclosed South Westerly facing garden (the current seller is working on the garden at the moment)

So if you need 4 bedrooms, like to entertain family and friends, and like spending time in a sunny garden, then call House Fox estate agents today.

FEATURES

- Semi-detached house
- 4 bedrooms
- 19ft kitchen/diner
- Utility area and cloakroom
- No onward chain
- Off street parking
- Well presented
- Double glazing
- Gas central heating
- EPC-C



ROOM DESCRIPTIONS

Main front door to entrance porch

Entrance porch:

Double glazed window, door to the lounge

Lounge:

15' 1" x 11' 5" (4.60m x 3.48m) Open plan to the kitchen.....Stairs to the first floor, feature TV recess, double glazed window, radiator

Kitchen/diner:

19' 1" x 10' 10" MAX (5.82m x 3.30m)
One and a half bowl sink unit, floor and wall units, plumbing for dishwasher, double glazed window,

Utility area:

13' 3" x 6' 2" (4.04m x 1.88m) Plumbing for washing machine, cupboard with boiler, door to the cloakroom

Cloakroom:

Low level WC, wash hand basin, double glazed window

First floor landing:

Bedroom 1:

11' 10" x 9' 10" (3.61m x 3.00m)
Radiator, double glazed window, cupboard

Bedroom 2:

9' 10" x 8' 1" (3.00m x 2.46m) Radiator, double glazed window, recess

Bedroom 3:

9' 5" MAX x 7' 9" MAX (2.87m x 2.36m)
Double glazed window, radiator

Bedroom 4:

9' 4" x 7' 0" (2.84m x 2.13m) Radiator, double glazed window

Bathroom:

P-shaped bath with shower over, low level WC, wash hand basin, 2 double glazed windows, heated towel rail

Parking and garage:

The driveway provides off street parking, and the GARAGE has been converted to now provide storage, and utility area

Rear garden:

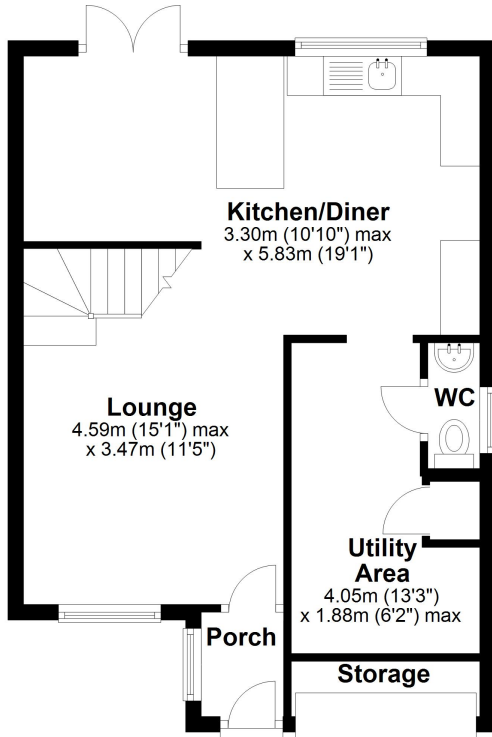
The current seller has not quite finished off the garden, he will be painting all the fence panels, and laying shingle were the hard standing is.



FLOORPLAN & EPC

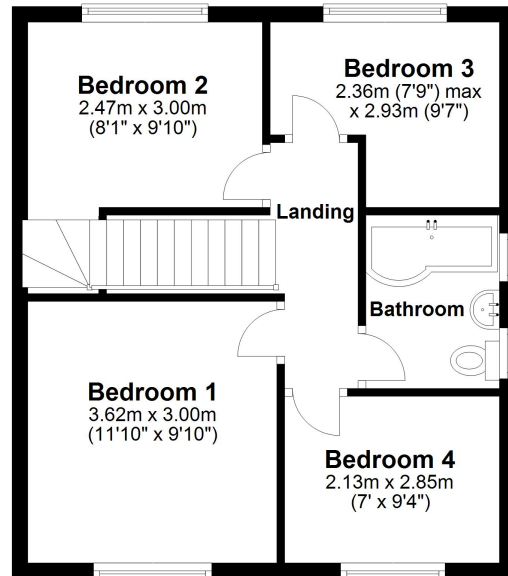
Ground Floor

Approx. 45.7 sq. metres (492.0 sq. feet)



First Floor

Approx. 41.5 sq. metres (447.2 sq. feet)



Total area: approx. 87.3 sq. metres (939.2 sq. feet)

