

Laburnum Road, Weston-Super-Mare, Somerset. BS23 3LL

£161,000 Leasehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS....Nestled within a convenient location, this ground floor flat offers a delightful blend of accessibility and comfort, presenting an excellent opportunity for a relaxed and convenient lifestyle. Just a short stroll away from local shops, this property ensures that daily errands are effortlessly within reach.

As you approach, you'll appreciate the unique advantage of a private entrance, providing a sense of exclusivity and convenience.

The accommodation includes two generously-sized double bedrooms, lounge with a bay window, nice size kitchen/diner, hallway with cupboards, and a bathroom with bath and separate shower (this could do with updating)

Practical features such as gas central heating and double glazing contribute to the overall comfort and efficiency of the flat, ensuring a cosy living environment throughout the seasons.

One noteworthy highlight is the absence of an onward chain, streamlining the process for potential buyers and providing an opportunity for a smooth transition. The inclusion of a nice-sized rear garden completes the picture, offering a private outdoor space where residents can enjoy moments of tranquility or entertain friends and family.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Ground floor flat
- Own private entrance
- Rear garden
- 2 double bedrooms
- Front garden
- No onward chain
- Gas central heating
- Double glazing
- EPC-tbc



ROOM DESCRIPTIONS

OWN PRIVATE ENTRANCE

Main front door to the hallway

Hallway:

Cupboard housing radiator, further storage cupboard, radiator

Lounge:

14' 9" x 11' 6" (4.50m x 3.51m) Double glazed bay window, fire, radiator

Kitchen/diner:

14' 0" x 11' 2" (4.27m x 3.40m) Sink unit, floor and wall units, double glazed window, radiator, wall mounted boiler, door to the side porch

Side porch:

Storage cupboard, door to the outside

Bedroom 1:

12' 8" x 10' 5" (3.86m x 3.17m) Radiator, double glazed window

Bedroom 2:

11' 3" x 10' 4" (3.43m x 3.15m) Radiator, double glazed window

Bathroom:

Bath, inset shower cubicle, wash hand basin, low level WC, double glazed window, radiator....(this bathroom needs updating, and the shower has not been used for many years)

Gardens:

The front garden belongs to the flat.....THE REAR GARDEN: Is split via the path, the shingled part belongs to the flat, the grass area belongs to upstairs.



FLOORPLAN & EPC



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.

GIRAFFE360

