

Locking Castle, Weston-Super-Mare, Somerset. BS22 8QH

£247,500 Freehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This well presented semi detached house is great for first time buyers and offers 2 bedrooms, a generous living room, conservatory to the rear, a nice size rear garden and parking for 2. The property is approached via pathway to the front leading from the tandem parking spaces. At the front door there is a large built-in storage area for bins and the front entrance hall then has the stairs to the first floor and the door to the living room at the front of the house, which is a great size room. The modern kitchen diner is across the rear offers a range of wall and base units with worktops over, halogen hob with extractor hood over and electric oven under, integral washing machine and fridge freezer, inset composite sink/drainers and space for dining table and chairs. From the rear there are doors out to the rear conservatory and on into the rear garden. Upstairs there are 2 bedrooms with bedroom 1 having the great addition of built in wardrobe storage and also an en suite area comprising a shower and a wash basin. The family bathroom is well appointed offering a white suite of WC, wash basin built into storage and a bath with shower over. Outside to the rear of the property the garden is also well presented with a large patio area directly to the rear for table and chairs, central lawn area, UPVC garden store shed and chipping borders to sides and rear. There is a gate into the garden in the fence which leads into the conservatory for ease of bringing things in to the rear. To the front there is tandem parking for 2, being the left-hand spaces next to the gravel (which we have been informed this property also owns). This property has also had a recent new heating system.

## FEATURES

- Semi Detached Family Home
- Two Double Bedrooms
- En Suite shower and wash basin to Bed 1
- Offered in superb decorative order
- Two allocated parking spaces
- Conservatory to rear
- Recent heating/windows
- EPC - D
- 360 VIDEO TOUR AVAILABLE



## ROOM DESCRIPTIONS

### Entrance Hall

Built in storage shed by front door  
Stairs to first floor  
Door to living room

### Living Room

13' 9" x 13' 7" (4.19m x 4.14m) Radiator;  
Upvc double glazed window to front;  
open doorway to dining area

### Kitchen Diner

13' 8" x 9' 2" (4.17m x 2.79m) Radiator;  
Upvc double glazed window to rear; patio  
doors to rear conservatory; range of wall  
and base units with worktops over,  
halogen hob with extractor hood over  
and electric oven under, integral washing  
machine and fridge freezer, inset  
composite sink/drainage and space for  
dining table and chairs.

### Conservatory

7' 5" x 7' 3" (2.26m x 2.21m) Upvc  
double glazed windows to all sides;  
power; 2 doors - one to rear garden;  
other opposite it opens to allow access to  
a garden gate to side lane

### Bedroom 1

10' 8" x 10' 2" (3.25m x 3.10m) Radiator;  
Upvc double glazed window to front;  
opening to en suite; built in mirrored  
wardrobes

### En Suite to Bed 1

Opening in bedroom with shower and a  
wash basin.

### Bedroom 2

10' 8" x 7' 2" (3.25m x 2.18m) Radiator;  
Upvc double glazed window to rear

### Bathroom

6' 4" x 6' 1" (1.93m x 1.85m) Radiator;  
Upvc double glazed window to rear;  
white suite of WC, wash basin built into  
storage and a bath with shower over.

### Outside

REAR - Outside to the rear of the  
property the garden is well presented  
with a large patio area directly to the rear  
for table and chairs, central lawn area,  
UPVC garden store shed and chipping  
borders to sides and rear.

There is a gate into the garden in the  
fence which leads into the conservatory  
for ease of bringing things in to the rear.

FRONT - To the front there is tandem  
parking for 2, being the left-hand spaces  
next to the gravel (which we have been  
informed this property also owns)

Please note .. This property has also had  
a recent new heating system.







## FLOORPLAN & EPC

