

Hambledon Road, St.Georges, Weston-Super-Mare, Somerset. BS22 7GJ

£220,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This modern terraced family property is a superb buy offering 2 bedrooms with bed 1 having a walk-in wardrobe, a nice sized living room, modern kitchen with eating area, lovely garden and a garage and parking. Set in a quiet cul de sac location the property is approached via a pathway to the front entrance hall which has door to the living room and the stairs to the first floor. The living room is a good size space and follows through to a recently installed kitchen to the rear of the house which offers a range of wall and base units with worktops over, a breakfast bar/dining area to one side, halogen hob with extractor hood over and electric oven under, spaces for washing machine and fridge freezer, inset composite sink/drainer and door out to the rear garden. Upstairs there are 2 bedrooms with the master having an walk-in style wardrobe area with hanging and storage space. The family bathroom has a white suite with WC, wash basin and a P-shaped bath with shower over and a glass screen. Outside to the front there is a small garden area and to the rear the garden has 2 areas - one of decking for table and chairs and then a rear area of chippings for low maintenance. There is also a timber gate to the rear to allow access for garden work. There is a garage under the coach house across the courtyard which has power and lighting, an up and over door to the front and parking to the front for 1.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Terraced family home
- Two bedrooms, master with built-in wardrobe
- Lovely recent kitchen with door to garden
- Low maintenance garden to rear
- Well maintained property throughout
- Garage under coach house (with power and lighting)
- Single parking space
- Council Tax - Band B
- EPC - D



ROOM DESCRIPTIONS

Main front door

Entrance Hall

Stairs for first floor
door to living room

Living Room

13' 7" x 12' 2" (4.14m x 3.71m)
Radiator; Upvc double glazed window
to front

Kitchen

12' 1" x 9' 7" (3.68m x 2.92m) Radiator;
Upvc double glazed window and door
to rear; range of wall and base units
with worktops over, a breakfast
bar/dining area to one side, halogen
hob with extractor hood over and
electric oven under, spaces for
washing machine and fridge freezer,
inset composite sink/drain

Bedroom 1

9' 10" x 8' 10" (3.00m x 2.69m)
Radiator; Upvc double glazed window
to front; door to (walk in) wardrobe

Wardrobe

5' 2" x 2' 11" (1.57m x 0.89m) Hanging
and shelf storage .. Please note -
there used to be a bathroom in here and
the pipes/drain have been capped off
but could be opened up again if you
would want an en suite shower room

Bedroom 2

12' 1" x 6' 6" (3.68m x 1.98m) Radiator;
Upvc double glazed window to rear

Bathroom

6' 5" x 5' 1" (1.96m x 1.55m) Towel
Radiator; white suite with WC, wash
basin and a P-shaped bath with
shower over and a glass screen.

Outside

FRONT - Outside to the front there is
a small garden area

REAR - To the rear the garden has 2
areas - one of decking for table and
chairs and then a rear area of
chippings for low maintenance. There
is also a timber gate to the rear to
allow access for garden work.

GARAGE - Approx 17'6 x 8'3 ... Middle
garage under the coach house across
the courtyard which has power and
lighting, an up and over door to the
front and parking to the front for 1.



FLOORPLAN & EPC

