

Drove Road, Weston-Super-Mare, Somerset. BS23 3NW

£238,500 Freehold

FOR SALE



[www.housefox.co.uk](http://www.housefox.co.uk)



01934 314242  
01275 404601  
01278 557700  
[sales@housefox.co.uk](mailto:sales@housefox.co.uk)

## PROPERTY DESCRIPTION

House Fox Estate Agents are pleased to offer a substantial and well-presented Victorian mid-terrace house located within walking distance of the town centre.

This fabulous home boasts many original features including fireplaces, high ceilings, generous room sizes and a flexible layout including making a fourth upstairs bedroom.

Ideally suited to first time buyers or families that love the space and character of older properties, without the work that is often associated with them.

The accommodation includes a lounge, separate dining room (potential ground floor bedroom) and a kitchen.

Upstairs there are three bedrooms (with bedroom one easily dividing into two), and a family bathroom.

Additionally, this home boasts gardens to both the front and rear. There is also a convenient rear pedestrian access with the garden backing onto well screened playing fields.

Offered with no onward chain complications this super property is sure to attract much attention & we recommend an early viewing in order to fully appreciate.

## FEATURES

- Victorian mid terraced house
- Good Order Throughout
- Two Reception rooms
- Three Bedrooms
- Many Original Features
- No Onward Chain
- Large Storage Shed/Office
- Freehold
- Council Tax - Band B
- EPC - TBC



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Vestibule -

Via modern high security multi-locking door. Part tiled walls & floor. Door to

#### Entrance Hall -

Smooth ceiling with two central lights and smoke detector. Radiator. Wood effect floorboards. Stairs rising to first floor with under stairs storage cupboard.

#### Lounge -

Front aspect UPVC double glazed bay window. High level smooth coved ceiling with central light. Original open fireplace with tiled surround and marble mantel. TV point. Radiator. Wood effect flooring.

#### Dining Room -

Rear aspect UPVC double glazed window. High level smooth ceiling with central light. Radiator. Wood effect flooring.

#### Kitchen -

Dual aspect UPVC double glazed windows. Side upvc door. Smooth ceiling with central light. Fitted with a range of eye and base level units with rolled edge worktop surface over. Built in four ring stainless steel gas hob with double oven under and extractor over. Space and plumbing for washing machine and dishwasher. Breakfast bar. Wall mounted Worcester boiler. Space for tall fridge/freezer. Wall mounted radiator.

### First Floor

#### Landing -

High level ceiling. Loft access. Doors to all rooms. Exposed floorboards.

#### Bedroom One -

Front aspect UPVC double glazed windows. Smooth ceiling with central light. TV point. exposed floorboards. Open cast iron fireplace. Radiator. Note: There is potential to divide this room into two.

#### Bedroom Two -

Rear aspect UPVC double glazed window. Smooth ceiling with central light. Open cast iron fireplace. Radiator.

#### Bedroom Three -

Rear aspect UPVC double glazed window. Smooth ceiling with central light. Radiator.

#### Bath Room -

Side aspect UPVC double glazed window. Fully tiled with modern white suite comprising pedestal wash hand basin with mixer tap, low level W.C and panel bath with mains fed shower, monsoon style shower head & glass screen. Ladder style radiator. Vinyl tile effect flooring.

### Outside

#### To The Front -

Enclosed front garden with courtesy path to front door. Laid to shingle.

#### Rear Garden -

Enclosed mostly south-west facing rear garden mainly laid to patio. Decked area with space for table and chairs. Small astro turf area. Large shed with power. Rear pedestrian access.

### Agents Note

All approximate room measurements are shown on the attached floorplan.

PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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