

Ryecroft Avenue, Weston-Super-Mare, Somerset. BS22 6ER

£310,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This semi detached family home has had lots of updating and additions and offers great space with 3 bedrooms, 2 reception rooms, kitchen diner, 4 parking spaces, garage and a private rear/side garden. The property is approached via driveway parking to the front for 2, which leads into the entrance hall for the property, that has stairs to the first floor, an under-stairs cupboard and a cloakroom WC. A good sized living room is to the front of the house and to the rear is the kitchen diner, which has a doorway through to a lovely garden room. The kitchen offers a range of wall and base units with worktops over, induction hob and cooker with extractor hood over, space for washing machine and fridge freezer, inset stainless steel sink/drainer and a useful door to a side porch area which leads out to the side garden. Also from the kitchen is the addition of a lovely garden room to the rear of the house. Upstairs there are 3 bedrooms and the family bathroom which has a suite of WC, wash basin and a P-shaped bath with shower over and a glass screen. Outside to the front there is parking for 2 vehicles and a side gate to the side garden which has been planted with hedges to grow and give privacy to become the whole garden. To the rear the garden is laid to lawn with a wall to one side, the plan being to remove the wall when the hedging has grown which will give one big garden. Also to the rear is a timber garden shed and an access door to the single garage which has power and lighting and up and over door to the front leading to the other 2 parking spaces. A really superb house in a great location and the current have improved the property no end with new kitchen/bathroom/heating/cloakroom/windows/doors/decor/carpets/garden/parking.

FEATURES

- Superb Semi Detached house
- Three bedrooms
- Had lots of work and upgrades done
- Separate living room
- Garden Room to rear
- Single garage and parking for 4
- Fantastic location close to Worle High Street
- New kitchen/bathroom/heating/decor/windows/doors/carpets/garden/parking
- EPC - D
- Council Tax - Band C



ROOM DESCRIPTIONS

Entrance Hall

Doors to most downstairs rooms
Stairs to first floor

Living Room

14' 0" x 12' 10" (4.27m x 3.91m)
Radiator; Upvc double glazed window to front

Kitchen Diner

19' 0" x 9' 5" (5.79m x 2.87m) Radiator;
Upvc double glazed window to rear;
range of wall and base units with
worktops over, induction hob and cooker
with extractor hood over, space for
washing machine and fridge freezer,
inset stainless steel sink/drainage and a
useful door to a side porch area which
leads out to the side garden. Also from
the kitchen is the addition of a lovely
garden room to the rear of the house.

Garden Room

10' 7" x 10' 4" (3.23m x 3.15m) Sliding
doors to rear garden.

Cloakroom WC

White suite of WC and wash basin

Bedroom 1

14' 0" x 10' 0" (4.27m x 3.05m) Radiator;
Upvc double glazed window to front

Bedroom 2

11' 11" x 9' 6" (3.63m x 2.90m) Radiator;
Upvc double glazed window to rear

Bedroom 3

8' 11" x 8' 4" (2.72m x 2.54m) Radiator;
Upvc double glazed window to front

Bathroom

6' 11" x 5' 4" (2.11m x 1.63m) Radiator;
Upvc double glazed window to rear;
white suite of WC, wash basin and a P-
shaped bath with shower over and a
glass screen.

Outside

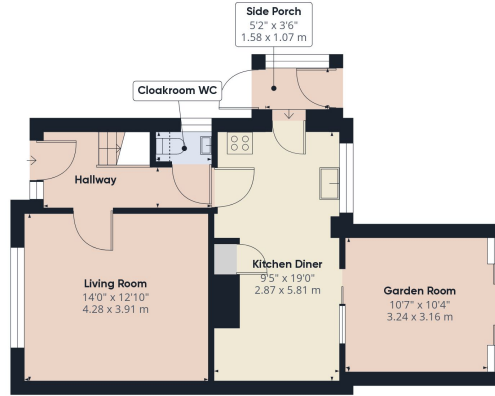
FRONT - Outside to the front there is
parking for 2 vehicles and a side gate to
the SIDE GARDEN which has been
planted with hedges to grow and give
privacy to become the whole garden.

REAR - To the rear the garden is laid to
lawn with a wall to one side, the plan
being to remove the wall when the
hedging has grown which will give one
big garden. Also to the rear is a timber
garden shed and an access door to the
single garage

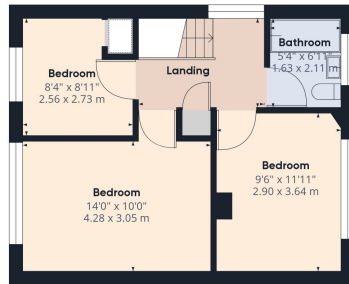
GARAGE - Approx 16' x 8' - has power
and lighting and up and over door to the
front leading to the other 2 parking
spaces



FLOORPLAN & EPC



Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
982.01 ft²
91.23 m²

Reduced headroom
24.33 ft²
0.21 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

