

Aspen Park Road, Weston-Super-Mare, Somerset. BS22 8ER

£240,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Nestled in the sought-after location of Weston Village, this delightful two-bedroom end of terrace house is perfect for first-time buyers, small families, or investors. Situated on the popular

Aspen Park Road, the property offers a warm and inviting atmosphere with well-presented living spaces and excellent amenities nearby. Upon entering the property, you are welcomed into the entrance hall, which provides access to a modern and functional kitchen. Moving through the hallway, you'll find the spacious lounge, featuring doors that open out to a sunny rear garden—perfect for relaxing or entertaining. Additionally, the ground floor

benefits from a convenient cloakroom. Upstairs, the property offers two well-proportioned bedrooms, both offering comfortable and versatile living spaces. The family bathroom is also located on this floor, providing a clean and modern suite. Externally, the property boasts off-road parking to the rear, ensuring convenient access.

A substantial garage adds to the appeal, offering additional storage or potential workspace. The sunny rear garden is a lovely space to enjoy outdoor activities or unwind after a long day. This property is ideally located close to local amenities, including shops, schools, and transport links, making it an excellent choice for those seeking both comfort and convenience.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- End of Terrace House
- Two Bedrooms
- Downstairs Cloakroom
- Close to Local Amenities
- Sunny Rear Garden
- UPVC Double Glazing & Gas Central Heating
- Off Road Parking to Rear
- EPC - C
- Substantial Size Garage With a Length of 30ft



## ROOM DESCRIPTIONS

### Entrance

Main front door opening through to;

### Entrance Hall

Doors to all downstairs rooms, access to downstairs cloakroom, storage cupboard and radiator.

### Living Room

14' 5" x 10' 0" (4.39m x 3.05m) UPVC double glazed french doors opening to rear garden, UPVC double glazed window to rear aspect, radiator.

### Kitchen

7' 8" x 12' 3" (2.34m x 3.73m) UPVC double glazed window to front aspect, range of base units inset sink and drainer with mixer taps over, integrated items such as dishwasher, washing machine and fridge/freezer, the oven and hob is also built in with an extractor fan above, radiator.

### Stairs Rising to First Floor Landing

### Bedroom One

12' 6" x 9' 7" (3.81m x 2.92m) UPVC double glazed windows to rear aspect, radiator.

### Bedroom Two

11' 4" x 7' 2" (3.45m x 2.18m) UPVC double glazed windows to front aspect, radiator and storage cupboard.

### Bathroom

7' 5" x 5' 5" (2.26m x 1.65m) Low level WC, vanity wash hand basin and panelled bath with shower and shower screen, radiator.

### Rear Garden

Enclosed rear garden laid to patio with gate to;

### Parking

Parking located to rear of property

### Garage

9' 5" x 30' 2" (2.87m x 9.19m) Substantial size garage located to rear of property.



## FLOORPLAN & EPC

