

Norfolk Road, Weston-Super-Mare, Somerset. BS23 3BG

£225,000 Freehold

FOR SALE



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 **HOUSE FOX**
ESTATE AGENTS

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PROPERTY DESCRIPTION

HouseFox Estate Agents are pleased to present an exceptional two double bedroom terraced home nestled in a charming cul-de-sac within an easy level walk of the town centre, train station & famous seafront.

Our vendor over his 20+ year ownership has meticulously maintained it to a high standard, ensuring that it offers a host of attractive features. These include a modern combi-boiler installed within the last two years, a high quality Kitchen with AEG appliances and redecoration throughout including the installation of wood laminate flooring.

The property itself consists of two spacious double bedrooms, a generous 15-foot lounge, aforesaid modern kitchen, a UPVC double-glazed conservatory, ground floor cloakroom & first floor shower room plus an allocated parking for one car immediately in front of the property.

If you're in the market for a contemporary 2-bedroom home, especially one that's not situated within the larger housing estates, we strongly recommend an early viewing of this immaculate property.

FEATURES

- Modern mid-terrace house
- Excellent decorative order throughout
- Two Double Bedrooms
- Ground Floor Cloakroom & First Floor Shower Room
- Fabulous modern Kitchen
- Conservatory
- Parking space to front
- EPC - C
- Freehold
- Council Tax - Band B



ROOM DESCRIPTIONS

Ground Floor Accommodation

ENTRANCE HALL

High security modern composite front door with multi-locking & feature door furniture, radiator, useful storage cupboard, wood laminate flooring.

KITCHEN

Fitted with a ultra modern range of gloss white wall and floor units with black granite effect worksurface incorporating composite one & a quarter bowl sink & drainer unit, integrated AEG induction hob with extractor chimney over & electric fan assisted oven below. Integrated AEG dishwasher. Space for washer/dryer & vertical fridge/freezer. Double glazed window to front aspect. Fully tiled walls.

LOUNGE

Wood laminate flooring, UPVC double glazed window to rear & door to Conservatory. Useful under-stairs alcove suitable for computer desk & chair. Stairs rising to first floor, radiator.

CONSERVATORY

Double glazed windows & door to rear garden, polycarbonate double glazed roof, radiator, wood laminate flooring.

CLOAKROOM

Low level WC & corner wash hand basin. Wood laminate flooring, extractor, radiator.

First Floor Accommodation

LANDING

Doors to all rooms.

BEDROOM 1

Two double glazed windows to front aspect, radiator.

BEDROOM 2

Double glazed window to rear aspect, radiator, storage cupboard & twin sliding door wardrobe.

BATHROOM

Fitted with corner shower cubicle housing mains operated shower unit with two shower heads, close coupled WC, pedestal wash hand basin, tiled floor, fully tiled walls, extractor with powerful in-line motor, loft access.

OUTSIDE

To the front of the property is an area of tarmac providing off-street parking plus to the left of the front door a useful store room housing the Worcester gas combination boiler.

To the rear of the property is an enclosed garden mostly laid to lawn with garden shed, small paved patio area to immediate rear of the property.

Room Measurements & Disclaimer

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 firms employment has the authority to make or give any representation or warranty in respect of the property



FLOORPLAN & EPC

