

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

**Offers in Region of £220,000 Freehold**

**REDUCED**



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This modern terraced family property is a great buy offering 2 bedrooms, a nice sized living room with conservatory off the rear, modern kitchen, lovely garden and parking to the front. Set in a quiet location the property is approached via the driveway parking to the front entrance hall which has door to the living room, the kitchen and to a cloakroom offering WC and wash basin. The kitchen to the front of the house offers a range of wall and base units with worktops over, gas hob with extractor hood over and electric oven under, spaces for washing machine and fridge freezer, wine rack and a inset stainless steel sink/drainers. To the rear is a good sized living room with stairs to the first floor and french doors out to the conservatory which overlooks the rear garden. Upstairs there are 2 double bedrooms with the master to the front; and the family bathroom has a white suite with WC/wash basin with storage and bath with shower over and a glass screen. Outside to the front there is the parking area for one vehicle and to the rear the garden has a patio area for table and chairs, an area of artificial lawn and a timber garden shed.

## FEATURES

- Modern terraced house
- Two bedrooms
- Well presented property
- Downstairs Cloakroom
- Lovely rear garden
- Conservatory over looking rear garden
- Parking area to front
- Council Tax - Band B
- EPC - C



## ROOM DESCRIPTIONS

### Entrance Hall / Cloakroom

Doors to kitchen and living room

Cloakroom - WC and wash basin; radiator; extractor fan

### Living Room

14' 11" x 12' 6" (4.55m x 3.81m) Radiator; Upvc double glazed window and french doors to conservatory; stairs to first floor

### Kitchen

7' 10" x 6' 5" (2.39m x 1.96m) Radiator; Upvc double glazed window to front; range of wall and base units with worktops over, gas hob with extractor hood over and electric oven under, spaces for washing machine and fridge freezer, wine rack and a inset stainless steel sink/drainер.

### Bedroom 1

12' 5" x 7' 11" (3.78m x 2.41m) Radiator; Upvc double glazed window to front

### Bedroom 2

12' 6" x 7' 4" (3.81m x 2.24m) Radiator; Upvc double glazed window to rear

### Bathroom

7' 3" x 5' 11" (2.21m x 1.80m) Towel radiator; white suite with WC/wash basin with storage and bath with shower over and a glass screen; extractor fan

### Outside

FRONT - Outside to the front there is the parking area for one vehicle

REAR - rear garden has a patio area for table and chairs, an area of artificial lawn and a timber garden shed.







FLOORPLAN & EPC

