

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

£240,000 Freehold

FOR SALE



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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/drain. 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 - TBA



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/drainer.

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

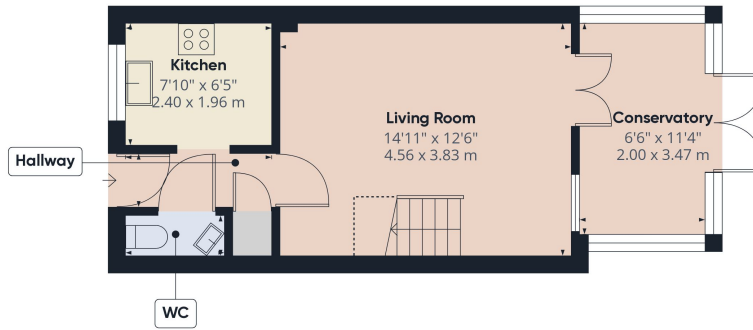
Outside

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

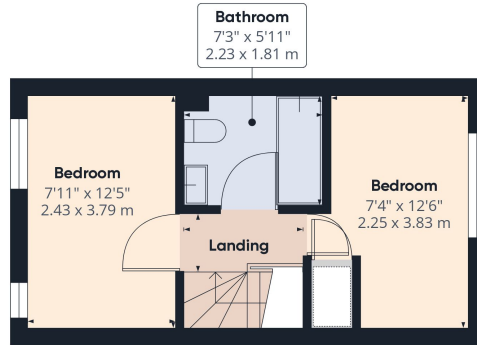
REAR - rear garden has a patio area for table and chairs, an area of artificial lawn and a timber garden shed.



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area⁽¹⁾
608.06 ft²
56.49 m²

Reduced headroom
16.31 ft²
1.52 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.

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