

23 The Brambles, St Georges, Weston-Super-Mare, Somerset.
BS22 7SX

£275,000 Freehold

REDUCED



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This unique semi detached corner house offers 3 bedrooms, a good sized lounge diner with doors to a generous rear garden, cloakroom and a garage with parking to the side. The entrance hall to the property has a cloakroom with WC and wash basin, and doors to the kitchen and lounge diner. The kitchen offers a range of wall and base units with worktops over, gas hob with extractor hood over and electric oven under, spaces for dishwasher, washing machine and fridge freezer and inset stainless steel sink/drainer. The lounge diner is a good sized room, a large under-stairs cupboard and has french doors out to that lovely rear garden. Upstairs there are 3 bedrooms with bed 1 benefitting from built-in double wardrobe. The family bathroom has a white suite of WC, basin and a bath with shower over. Outside to the rear the garden is a generous size and laid mostly to patio and chippings areas, a side gate to the front driveway and a rear door into the single garage, which has an up and over door to the front driveway parking, power and lighting.

FEATURES

- Modern semi detached house
- Three bedrooms
- Corner design so great garden size
- Garage and driveway parking to side
- Popular family area
- Downstairs cloakroom
- Council Tax Band - C
- EPC - C



ROOM DESCRIPTIONS

Lounge Diner

17' 0" x 14' 0" (5.18m x 4.27m) .. Approx measurements due to unusual room shape - Radiator; Upvc double glazed window to front and french doors to rear; under stairs cupboard

Kitchen

10' 3" x 8' 3" (3.12m x 2.51m) Radiator; Upvc double glazed window to rear; range of wall and base units with worktops over, gas hob with extractor hood over and electric oven under, spaces for dishwasher, washing machine and fridge freezer and inset stainless steel sink/drainer.

Cloakroom

Radiator; Upvc double glazed window to front; WC and wash basin

Bedroom 1

10' 9" x 8' 3" (3.28m x 2.51m) Radiator; Upvc double glazed window to rear;

Bedroom 2

8' 3" x 9' 0" (2.51m x 2.74m) Approx measurements due to unusual room shape - Radiator; Upvc double glazed window to rear

Bedroom 3

10' 7" x 6' 5" (3.23m x 1.96m) Approx measurements due to unusual room shape - Radiator; Upvc double glazed window to front

Bathroom

Radiator; Upvc double glazed window to front; white suite of WC, basin and a bath with shower over.

Outside

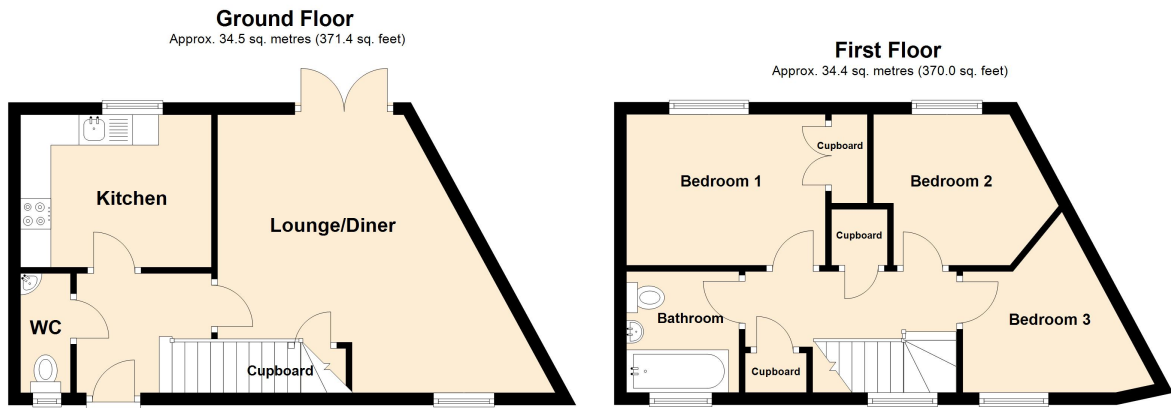
Outside to the rear the garden is a generous size and laid mostly to patio and chippings areas, a side gate to the front driveway and a rear door into the single garage,

GARAGE - approx 17' x 7'9 - has an up and over door to the front driveway parking, power and lighting.

PLEASE NOTE - These particulars, whilst believe 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



Total area: approx. 68.9 sq. metres (741.4 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		74	87
		EU Directive 2002/91/EC	