

Sandford Road, Weston-Super-Mare, Somerset. BS23 3EX

£285,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....This large Victorian semi-detached house is offered for sale with no onward chain, and offers very flexible accommodation.

The property comprises hallway, lounge with feature fireplace, separate dining room, breakfast room, kitchen, cloakroom, 5 bedrooms, bathroom, double glazing, gas central heating, and enclosed easy to maintain garden.

Sandford Road is set within 15 minute walk of Weston super Mare town centre and the railway station

FEATURES

- Semi-detached house
- 5 bedrooms
- Lounge & dining room
- Breakfast room
- No onward chain
- Gas central heating
- Double glazing
- Council tax-C
- EPC-D



ROOM DESCRIPTIONS

Main front door to the hallway

Lobby:

Door to Hallway

Hallway:

Stairs to first floor, cupboard housing the boiler, radiator, double glazed window

Lounge:

4.37m x 4.14m (14' 4" x 13' 7") Feature fireplace, double glazed bay window, radiator

Dining room:

4.11m x 3.35m (13' 6" x 11' 0") Radiator, double glazed window

Breakfast Room

2.87m x 2.51m (9' 5" x 8' 3") Double glazed window, radiator

Kitchen

3.55m x 3.10m (11' 8" x 10' 2") Built in pantry, integrated oven and hob with hood, space for under counter appliances, doubled glazed, floor and wall units, sink

Rear Lobby

Access to garden

Downstairs WC

Low level WC, Double glazed

First floor landing

Bedroom 1

4.34m x 3.35m (14' 3" x 11' 0") Radiator, double glazed window to front aspect

Bedroom 2

4.11m x 3.38m (13' 6" x 11' 1") Radiator, smooth ceiling finish, double glazed window

Bedroom 3

3.68m x 2.03m (12' 1" x 6' 8") Radiator, smooth ceiling finish, doubled glazed window

Bedroom 4

3.71m x 2.03m (12' 2" x 6' 8") Radiator, smooth ceiling finish, doubled glazed window

Bedroom 5

2.44m x 2.23m (8' 0" x 7' 4") Plus recess, timber panelled ceiling, radiator, double glazed window

Bathroom

2.89m x 1.45m (9' 6" x 4' 9") White suite, bath with main shower over and side screen, pedestal wash basin, low level WC, heated towel rail, obscured double glazed

Outside Area

Laid block paving, enclosed with stone walling, provides potential for off road parking for a small car, finished with low maintenance in mind, laid to patio with raised circular section, enclosed with walling and fencing, outside tap and gated access



FLOORPLAN & EPC

GROUND FLOOR
654 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA: 1301 sq.ft. (120.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.
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