

Dunedin Way, St Georges, Weston-Super-Mare, Somerset. BS22
7RN

Offers in the region of £239,950 Freehold

SOLD STC



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PROPERTY DESCRIPTION

House Fox Estate Agents are pleased to offer this contemporary two-bedroom residence, located in the highly sought-after area of St. Georges. It boasts well presented interiors and is available without any chain complications.

The property is generously proportioned and offers a variety of desirable features. On the ground floor, you'll find a convenient cloakroom, a well-lit modern living room and a stylish kitchen.

Moving upstairs, the property comprises two spacious double bedrooms, one of which offers lovely garden views. The luxury Shower room is equipped with an attractive ultra-modern suite.

The rear garden is a delight, perfect for those who want to relax on the paved patio and occasionally mow the the lawn! Additionally, there is a secure side gate providing access to the garage and parking.

This super modern house is sure to attract much attention & we recommend an early viewing in order to fully appreciate.

Agents Note: Most of the furniture pictured, by negotiation, can be included in the sale if required.

FEATURES

- Mid-Terrace House
- Good Order Throughout
- Two Double Bedrooms
- Garage & Driveway
- No Onward Chain Complications
- Sought After Location
- Freehold
- Council Tax Band - B
- Viewing Highly Recommended
- EPC - C



ROOM DESCRIPTIONS

Hall

Multi-locking composite front door, radiator, stairs rising to first floor. Doors to all rooms. Coving. Mat well.

Living Room

Double glazed window & sliding patio doors opening to rear garden. Useful storage cupboard, wall mounted air-conditioning unit, radiator, coving.

Kitchen

Front facing double glazed window. Range of base & eye level units finished in Ash with one & a quarter stainless steel sink & drainer, gas hob with Ariston extractor hood over & electric oven under. Vaillant gas combination boiler, space for fridge/freezer & washing machine. Wood laminate flooring. Tiled splash-backs. Fan heater in base of kitchen unit.

Cloakroom

Modern white suite consisting low level WC & feature curved corner wash hand basin with cupboards below. Chrome ladder style radiator, obscure double glazed window.

Landing

Doors to all rooms, loft access.

Bedroom One

Twin double glazed windows to rear aspect, radiator, twin door wardrobe. Coving. Two radiators.

Bedroom Two

Twin double glazed windows to front aspect, radiator, twin door wardrobe. Coving. Two radiators.

Luxury Shower Room

Very modern white suite comprising corner shower cubicle housing mains operated shower, low level WC with concealed flush, wash hand basin, fully panelled walls & white waterproof flooring, ceiling spotlights, chrome ladder style radiator, extractor fan.

Rear Garden

A super fully enclosed garden with feature paved patio to immediate rear of the property opening to a lawned area with various shrubs & plants to borders. Rear gate is access to private pathway to rear personal door of the garage.

Garage & Driveway

To the left of the left hand neighbours property are two garages with this property garage being the left hand side garage with driveway parking to front. Rear personal door to pathway leading to rear garden. Up & over door.

Front

Paved pathway to front door flanked by low maintenance stone chip areas with various shrubs & plants. Outside light.

Agents Note:

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

