

The Badgers, St Georges, Weston-Super-Mare, Somerset.

BS22 7RE

£295,000 Freehold

FOR SALE



[www.housefox.co.uk](http://www.housefox.co.uk)



01934 314242  
01275 404601  
01278 557700  
[sales@housefox.co.uk](mailto:sales@housefox.co.uk)

## PROPERTY DESCRIPTION

HOUSEFOX PRESENTS to the market this beautifully kept 3 bedroom end (of three) terrace house situated in the family friendly St Georges on the outskirts of Weston-super-Mare. Immaculate throughout the pristine accommodation briefly comprises; hallway, lounge, kitchen/diner and WC to the ground floor an 3 bedrooms bathroom and en-suite to the first floor.

Outside the garage has been converted to offer incredibly versatile extra accommodation that could be utilised as a home office, garden room, gym or just an area of peace and quiet away from the kids! The attractive rear gardens and ample parking to both front and rear of the property complete this very desirable, very conveniently located property. Sure to be a popular one we urge you to book an appointment to view as soon as possible.

## FEATURES

- End Terrace House
- 3 Bedrooms
- Immaculate Condition
- Versatile Garage Conversion
- Popular Location
- Convenient Commuter Links
- Sought After School Catchment
- Parking To Front and Rear
- Bathroom, WC & En-Suite
- EPC rating C71



## ROOM DESCRIPTIONS

### Door to Outside opens into

### Entrance Hall

Radiator. Coved ceiling. Staircase to first floor.

### WC

White suite of wash hand basin with cupboards under and low level WC. Radiator. Obscure double glazed window to side.

### Lounge

13' 8" x 11' 8" (3.56m x 3.56m) Fireplace with coal effect electric fire. Radiator. Coved ceiling. Double glazed window to front. Door to inner hall with under stairs cupboard.

### Kitchen/Diner

15' 1" x 8' 0" (4.60m x 2.44m) Fitted with a range of floor and wall units with roll edge worksurfaces and tiling to splashbacks. Single drainer stainless steel inset sink unit. Space for washing machine and dishwasher. Built-in electric oven and gas hob with cooker hood over. Wall mounted gas fired boiler for central heating and domestic hot water. Radiator. Double glazed window to rear. Double glazed French doors to rear.

### First Floor Landing

Radiator. Access to loft. Coved ceiling. Built-in airing cupboard with lagged tank

### Bedroom 1

10' 2" x 8' 4" (3.10m x 2.54m) plus single wardrobe and En-Suite Shower Room. Radiator. Double glazed window to rear.

### Bedroom 2

9' 9" x 8' 4" (2.97m x 2.54m) Radiator. Double glazed window to front.

### Bedroom 3

7' 10" x 6' 7" (2.39m x 2.01m) Radiator. Double glazed window to rear.

### Bathroom

White suite of panelled bath with shower/mixer taps Pedestal wash hand basin. Low level WC. Radiator. Obscure double glazed window to front

### Outside

Tranquil rear gardens enjoying a good degree of privacy to the rear. To the side of the property there is a block paved area that can accommodate vehicles. There is parking to the rear in front of the Garage that has been converted into a fantastic multi functional room with bifold wall to wall doors overlooking the garden.



# FLOORPLAN & EPC

