

Hambledon Road, St Georges, Weston-Super-Mare, Somerset.
BS22 7GJ

Offers in Excess of £200,000 Leasehold
FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS....This is a rare opportunity to purchase one of these lovely 1 bedroom houses, complete with a generous garden size, 2 parking spaces and siding onto field views. In a great cul de sac position the property has a small garden area to the front with a path to the front entrance which opens directly into the living room which has patio doors out to the garden to the side. From the living room there is a doorway to the refitted kitchen in 2022 which has a useful under stairs cupboard. Upstairs there is a good sized bedroom with dual aspect windows, one having fantastic views across the fields and beyond. There is also a bathroom with a white suite of WC, basin and corner shower.

Outside there are 2 allocated parking spaces for the property and the secure garden is a great addition being laid to a large area of patio for table and chairs, a lovely summer house to the side. The house also benefits from double glazing and gas central heating (A new boiler was fitted December 2024)

FEATURES

- Well presented house
- Double bedroom
- Driveway parking to side for 2
- Cul de sac location
- Offered in great decorative order
- Lovely size garden
- 2 parking spaces
- New boiler fitted in December 2024
- Refitted kitchen



ROOM DESCRIPTIONS

Front door to the living room

Living Room

12' 9" x 12' 6" (3.89m x 3.81m) Radiator; Upvc double glazed patio doors to garden; archway to kitchen; stairs to first floor

Kitchen

REFITTED IN 2022....A luxury kitchen, with modern floor and wall units, Granite Sink, integrated fridge/freezer, built in oven and glass top hob, double glazed window

Double Bedroom

12' 7" x 9' 6" (3.84m x 2.90m) Radiator; Upvc double glazed windows to side with great field views and front; built in cupboard

Bathroom

6' 6" x 6' 3" (1.98m x 1.91m) Towel Radiator; Upvc double glazed window to side; white suite of WC, basin and corner shower

Outside

FRONT - small fenced front garden area with path to door

REAR - secure garden is a great addition being laid to a large area of patio for table and chairs, and a summer house to the side.

Parking:

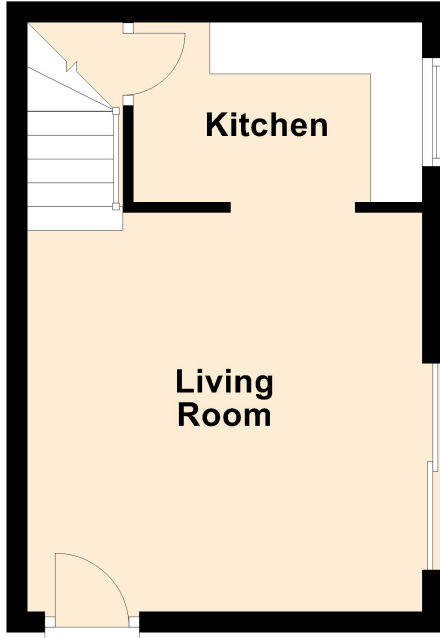
As you look at the front door to the left hand side about 20 yards away, is the parking area, this house has 2 of the spaces



FLOORPLAN & EPC

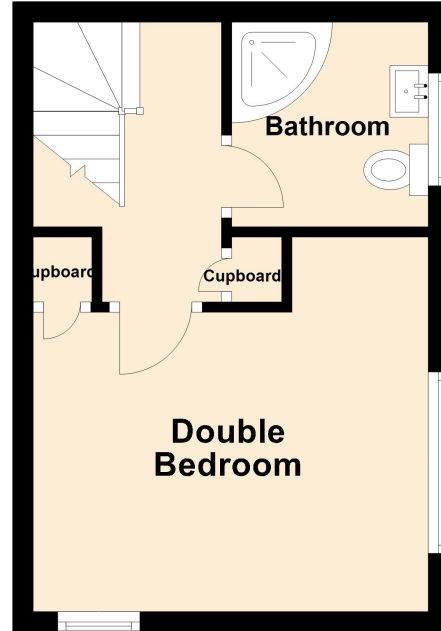
Ground Floor

Approx. 21.8 sq. metres (235.1 sq. feet)



First Floor

Approx. 21.8 sq. metres (235.1 sq. feet)



Total area: approx. 43.7 sq. metres (470.2 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	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		72	90
		<small>EU Directive 2002/91/EC</small>	