

New Bristol Road, Worle, Weston-Super-Mare, Somerset. BS22 6AJ

£272,500 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

House Fox Estate Agents are pleased to offer this spacious semi detached family home with 3 bedrooms, a separate living room, dining room and additional garden room, private rear garden and a double garage to the side with plentiful driveway parking.

The living room is a good size as is the separate dining room and extended off the dining room is an additional garden room with door out to the rear garden.

The kitchen offers a range of wall and base units with worktops over, gas hob with oven under and space saving grill over, spaces for washing machine and fridge freezer, inset stainless steel sink/drainers and a large larder.

Upstairs there are 3 bedrooms and the family bathroom has a white suite of WC, basin and corner shower with mains operated shower plus a large cupboard storage.

Outside to the rear is a low maintenance garden with side gate to the double garage both having up and over doors, power and lighting. There is also an outside WC to the rear of the garage.

FEATURES

- Semi detached family home
- Separate living room and dining room
- Three bedrooms
- Extended downstairs to give added garden room to rear
- Private enclosed rear garden
- Double garage & ample driveway parking
- EPC - C
- Council Tax Band - C



ROOM DESCRIPTIONS

Hall

Modern composite front door with double glazed side panels opening to spacious hallway. Staircase rising to first floor with useful under-stairs cupboard.

Living Room

13' 9" x 11' 9" (4.19m x 3.58m) Radiator; Upvc double glazed window to front

Dining room

10' 3" x 8' 9" (3.12m x 2.67m) Radiator; door to kitchen and garden room

Garden Room

8' 1" x 6' 5" (2.46m x 1.96m) Radiator; Upvc double glazed window and door to rear

Kitchen

8' 9" x 8' 4" (2.67m x 2.54m) Upvc double glazed window to rear; range of wall and base units with worktops over, gas hob with oven under, spaces for washing machine and fridge freezer, inset stainless steel sink/drainer and a large larder

Bedroom 1

12' 4" x 11' 9" (3.76m x 3.58m) Radiator; Upvc double glazed window to front

Bedroom 2

11' 0" x 10' 6" (3.35m x 3.20m) Radiator; Upvc double glazed window to rear

Bedroom 3

6' 9" x 6' 7" (2.06m x 2.01m) Radiator; Upvc double glazed window to front

Bathroom

Towel Radiator; Upvc double glazed window to rear; white suite of WC, basin and corner shower with additional large cupboard storage.

Outside

FRONT - driveway parking for 4; side gate to garden;

REAR - Outside to the rear is a low maintenance garden with side gate to the driveway.

DOUBLE GARAGE - both having up and over doors, power and lighting. There is also an outside WC to the rear of the garage.

Disclaimer

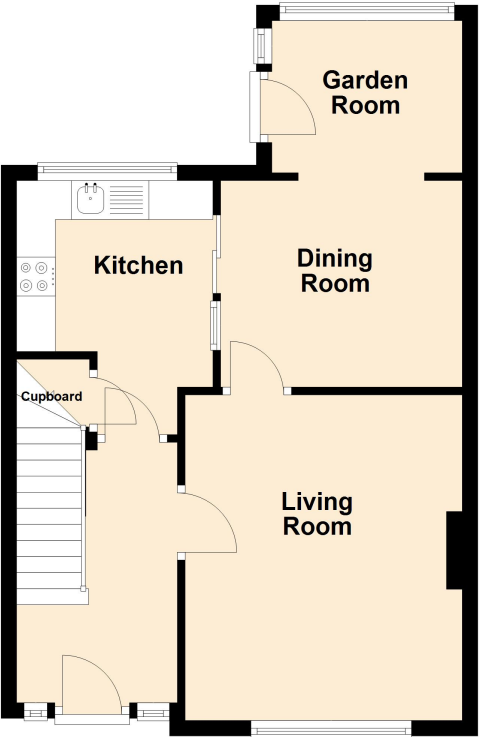
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FLOORPLAN & EPC

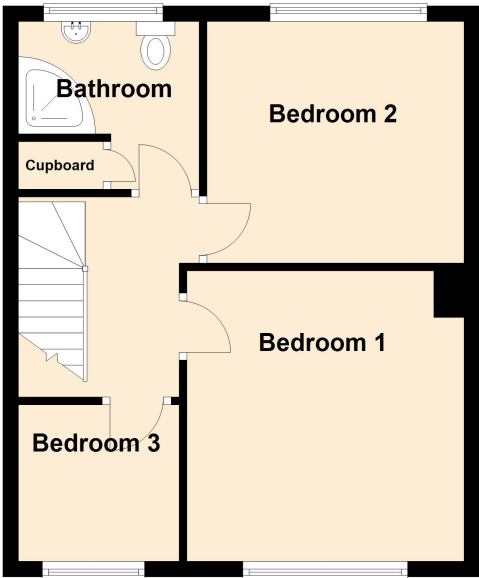
Ground Floor

Approx. 44.5 sq. metres (478.8 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.7 sq. feet)



Total area: approx. 84.4 sq. metres (908.5 sq. feet)

