

28 Meadow Croft, Woodside, Hutton, Weston-Super-Mare,
Somerset. BS24 9XE

£230,000 Freehold

REDUCED



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This well positioned terraced family home offers 3 bedrooms, nice size living room following into a kitchen diner, private rear garden and a garage set in a quiet cul de sac. The property is approached via a lawned front garden and the front entrance hall has the stairs to the first floor.

There is a good sized living room and this follows through to the kitchen diner at the rear of the house which has doors out to the rear garden. The kitchen offers a range of wall and base units with worktops over, induction hob with extractor hood over and electric oven under, integral dishwasher, spaces for washing machine and fridge freezer and inset white ceramic sink/drain. Upstairs there are 3 bedrooms with bedroom 1 having the advantage of a built-in double wardrobe. The fully tiled family bathroom has recently been updated and offers a white suite of WC, wash basin and a bath with shower over and a glass screen. Outside to the rear is a well maintained garden with an area of covered decking for al fresco dining, a central artificial lawn with shrub borders, and a rear decking area for seating. From here there is also a rear gate to a courtesy lane leading round to the garages where the garage for this property is the second from the left.

FEATURES

- Mid Terrace Family Home
- Three bedrooms
- Great cul de sac location
- Garage in block to side
- Private rear garden
- Lovely kitchen / diner with doors to garden
- Council Tax - Band B
- EPC - D
- WALK THROUGH 360 VIDEO TOUR AVAILABLE



ROOM DESCRIPTIONS

Entrance Hall

Stairs to the first floor.
Outside storage area by front door

Living Room

12' 0" x 11' 0" (3.66m x 3.35m) Radiator;
Upvc double glazed window to front

Kitchen Diner

15' 7" x 11' 0" (4.75m x 3.35m) Radiator;
Upvc double glazed window and french doors to rear; range of wall and base units with worktops over, induction hob with extractor hood over and electric oven under, integral dishwasher, spaces for washing machine and fridge freezer and inset white ceramic sink/drainage.

Bedroom 1

9' 8" x 9' 3" (2.95m x 2.82m) Radiator;
Upvc double glazed window to rear; built in double wardrobe

Bedroom 2

10' 6" x 8' 0" (3.20m x 2.44m) Radiator;
Upvc double glazed window to front

Bedroom 3

7' 4" x 6' 5" (2.24m x 1.96m) Radiator;
Upvc double glazed window to front

Bathroom

6' 3" x 5' 4" (1.91m x 1.63m) Radiator;
Upvc double glazed window to rear; fully tiled family bathroom has recently been updated and offers a white suite of WC, wash basin and a bath with shower over and a glass screen. .

Outside

FRONT - lawn area with path to front door; outside storage area by front door.

REAR - Outside to the rear is a well maintained garden with an area of covered decking for al fresco dining, a central artificial lawn with shrub borders, and a rear decking area for seating. From here there is also a rear gate to a courtesy lane leading round to the garages

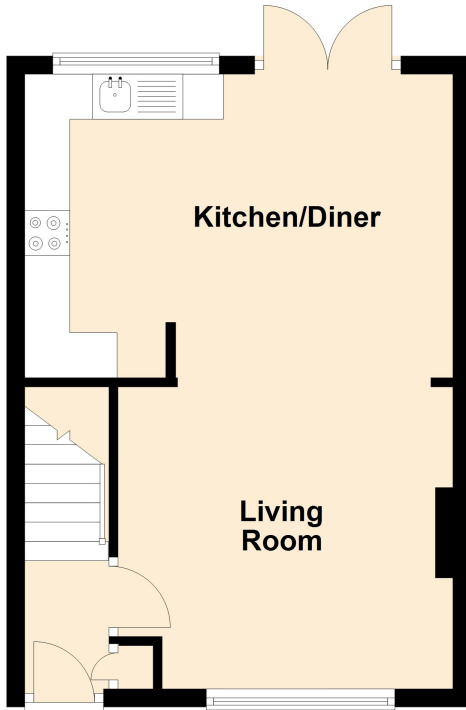
GARAGE - approx 14'6 x 7'6 .. the garage for this property is the second from the left; up and over door to front but no power or lighting; lane leads round to rear of garden



FLOORPLAN & EPC

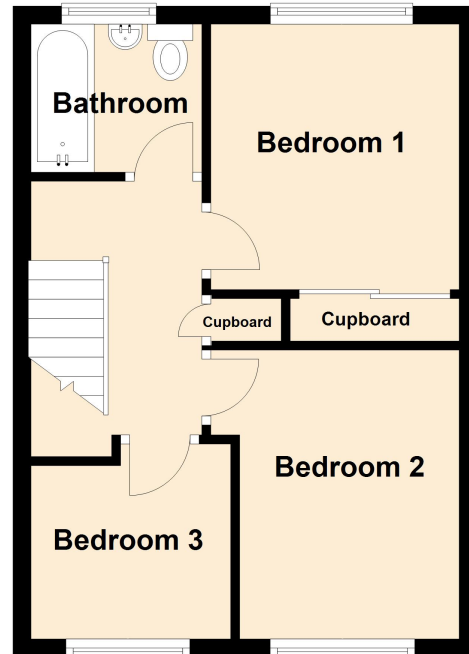
Ground Floor

Approx. 32.3 sq. metres (348.0 sq. feet)



First Floor

Approx. 32.3 sq. metres (348.0 sq. feet)



Total area: approx. 64.7 sq. metres (696.1 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | | |
| (55-68) | D | 65 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |