

Griffen Road, Weston-Super-Mare, Somerset. BS24 7HQ

£285,000

FOR SALE



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PROPERTY DESCRIPTION

HouseFox Estate Agents are delighted to market this semi detached family home offering three bedrooms with bed one having an en suite, a spacious living room and a southerly facing rear garden.

The property has a good sized entrance hall with a cloakroom off and the living room beyond with double doors to the rear garden. The kitchen offers a range of wall and base units with worktops over, gas hob with extractor hood over and electric oven under, spaces for washing machine and fridge freezer, inset stainless steel sink/drainer, space for dining table & chairs.

Upstairs there are three bedrooms, 2 doubles and 1 single, with bedroom 1 having an en suite with recently refitted WC, basin and shower. The family bathroom has also been re-styled & offers a WC, basin and bath with electric shower over, & both feature stunning wall tiling giving a modern & luxurious feel.

Outside to the rear is a super fully enclosed garden with recently laid patio opening to an area of artificial grass. From the garden there is a side gate to the parking area and garage.

Altogether a great family property and one that really deserves to be viewed to see the space on offer.

FEATURES

- Semi-Detached House
- Good Condition Throughout
- Three Bedrooms
- Recently Updated Bathroom & En-suite
- Cloakroom, Bathroom & En-suite
- Southerly Facing Garden
- Attached Garage & Parking
- Council Tax Band C
- Freehold
- EPC - C



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL:

Storage cupboard, radiator. Feature panelling to walls. Tiled floor.

DOWNSTAIRS CLOAKROOM:

Recently re-fitted with a modern Close coupled WC, bowl style wash hand basin sat on a wood shelf with storage cupboards below & over, tiled splashbacks, half height painted tongue & groove panelling, extractor fan, radiator.

KITCHEN:

3.23m x 2.81m (10' 7" x 9' 2")

Fitted with a range of wall and base units with complementing work surface, one & a quarter bowl stainless steel sink unit with central mixer tap over, tiled splashbacks, double glazed window to front, built-in electric oven with gas hob and extractor hood over, plumbing and recess for washing machine, recess for tall standing fridge/freezer, concealed gas central heating boiler, space for dining table & chairs, radiator.

LOUNGE/DINER:

4.94m x 4.82m narrowing to 4.00m (16' 2" x 15' 9" to 13' 1")

A really good size living room with double glazed sliding patio doors giving access to rear garden plus further double glazed window to rear. Understairs storage cupboard, double radiator, coved ceiling, stairs to first floor,

FIRST FLOOR

FIRST FLOOR LANDING:

Access to roof void via loft ladder, airing cupboard housing hot water tank and electric immersion heater. Doors to all principle rooms.

BEDROOM 1:

3.80m narrowing to 3.39m x 3.76m (12' 3" to 10' 6" x 11' 1")

Double glazed window to front, twin fitted double wardrobes, radiator.

EN-SUITE SHOWER ROOM:

Ultra-modern suite comprising of fully tiled and glazed shower cubicle with mains powered shower over, wash hand basin with fitted cupboards below, close coupled WC, shaver point, feature tiled splashbacks, chrome ladder style radiator, obscure double glazed window to front.

BEDROOM 2:

3.440m x 2.86m (11' 3" x 9' 4")

Feature wood strip wall, double glazed window to rear, radiator.

BEDROOM 3:

2.61m x 2.09m (8' 6" x 6' 10")

Double glazed window to rear, radiator.

BATHROOM:

Updated white suite comprising of panelled bath with mixer tap and electric shower over, close coupled WC, wash hand basin with fitted cupboards below, obscure double glazed window to side, shaver point, extractor fan, chrome ladder style radiator, feature wall tiling.

OUTSIDE

The front of the property is enclosed by railings with pathway to entrance door.

The rear garden itself is enclosed by wooden lapped fencing, paved patio area, large area of artificial grass, gated side access. The rear garden enjoys a largely southerly aspect & in summer months a good degree of privacy with a centrally planted maturing tree.

GARAGE

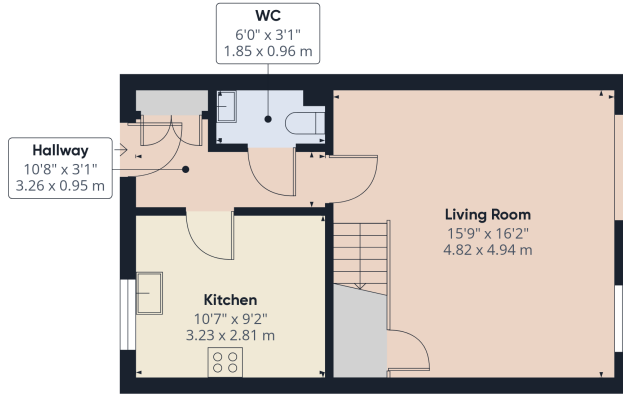
To the side of the property with up-and-over door, power and light, eaves storage and parking for two vehicles to the front.

Agents Note

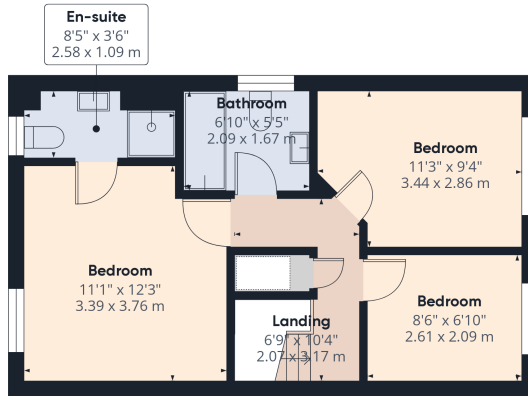
PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or 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



Floor 0



Floor 1

Approximate total area⁽¹⁾
823.33 ft²
76.49 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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