

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

£207,500 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....A terraced house with a double glazed conservatory.

Set in a cul-de-sac in the very popular St.Georges location, this mid-terraced house is set close to fields, and within walking distance of the local park, shops, train station and The Woolpack public house and Deli.

The house has been well maintained and comprises hallway, lounge, kitchen, double glazed conservatory, 2 double bedrooms, bathroom, enclosed rear garden, double glazing (approximately 5 years old), gas central heating (boiler replaced in 2021), and 2 allocated parking spaces.

So if you want to live in a sought after area, want to spend time relaxing in a conservatory, like walking around fields, need two double bedrooms, then look no further and call House Fox Estate Agents today to book a viewing

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Terraced house
- 2 double bedrooms
- Conservatory
- Nice size lounge
- 2 parking spaces
- Sought after location
- Gas central heating & double glazing
- Close to fields
- EPC-C



ROOM DESCRIPTIONS

Main front door to the hallway:

Hallway:

Stairs to the first floor, radiator, doors to the lounge and kitchen

Lounge:

4.5m x 3.71m (14' 9" x 12' 2")

Radiator, feature central fireplace with electric fire, understairs cupboard, double glazed double doors to the conservatory

Conservatory:

2.99m x 2.3m (9' 10" x 7' 7")

Double glazed windows, radiator, laminate flooring, double glazed double doors to the garden

Kitchen:

2.7m x 2.6m (8' 10" x 8' 6") Sink unit, floor and wall units, double glazed window, built in oven and hob with extractor hood over, plumbing for washing machine, space for fridge freezer, wine rack

First floor landing:

Loft access

Bedroom 1:

Radiator, double glazed window, cupboard housing the boiler, recess for wardrobes

Bedroom 2:

3.7m x 2.19m (12' 2" x 7' 2")

Radiator, double glazed window

Bathroom:

Bath with mixer shower over, shower screen, wash hand basin, low level WC, heated towel rail

Garden:

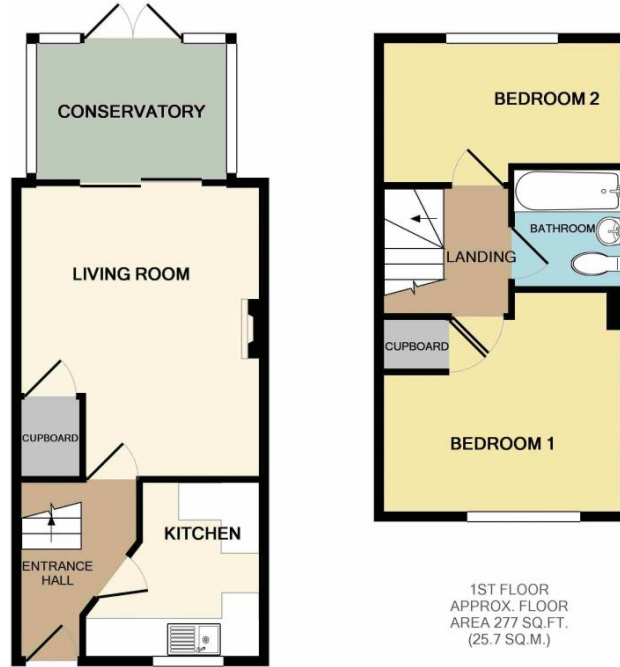
Patio area, lawn area, rear gate giving pedestrian access to the parking spaces

Parking:

Accessed via an archway to the parking area, the 2 spaces are on the left hand side



FLOORPLAN & EPC



GROUND FLOOR
APPROX. FLOOR
AREA 347 SQ.FT.
(32.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 277 SQ.FT.
(25.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 624 SQ.FT. (58.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		87
(69-80)	C	69	
(55-68)	D		
(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	