

Nin Court, Worle, Weston-Super-Mare, Somerset. BS22 6BF

£265,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....Set in a highly convenient location, this modern home is only a 2 minute walk to Worle High Street, with its array of Cafes, shops, Hairdressers, public houses, and convenience stores.

Nin Court is set in a individual cul-de-sac and the current seller has added a superb garden room, that really could be used for many different options, a home gym, a Summer room, an office, or even a beauty room.

The house comprises Living room with a door to the garden, a nice size Kitchen/breakfast room, cloakroom, 3 bedrooms, family bathroom, garden room, gas central heating, double glazing, enclosed garden with rear access and 2 parking spaces

So if you're wanting a modern home, need an extra room for an office, and love the thought of being able to walk to the shops or the public houses, then look no further and call House Fox Estate Agents

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Terraced house
- 3 bedrooms
- Garden room perfect for an office/gym/beauty room
- 15ft living room
- Kitchen/breakfast room
- Cloakroom
- Small individual cul-de-sac
- Close to Worle High Street
- EPC-C



ROOM DESCRIPTIONS

Main front door to the hallway:

Hallway:

Stairs to the first floor, radiator, doors to the cloakroom, kitchen/breakfast room and living room

Cloakroom:

WC, wash hand basin, radiator

Living room:

4.75m x 3.51m (15' 7" x 11' 6") Double glazed window, radiator, double glazed door to the garden

Kitchen/breakfast room:

4.26m x 2.68m (14' 0" x 8' 10") Sink unit, floor and wall units, plumbing for washing machine, double glazed window, spotlights,

First floor landing:

Cupboard, access to the loft

Bedroom 1:

4.74m x 2.58m (15' 7" x 8' 6") Double glazed window, radiator.

Bedroom 2:

3.29m x 2.55m (10' 10" x 8' 4")
Radiator, double glazed window

Bedroom 3:

2.27m x 2.06m (7' 5" x 6' 9") Radiator, double glazed window

Bathroom:

Bath with shower over, wash hand basin, WC

Garden room:

4.69m x 2.41m (15' 5" x 7' 11") A perfect place to use as a gym, an office, or run your beauty room from.....spotlights, double glazed window, double glazed doors, light and power

Garden:

Patio area, stone chippings, rear gate access.

Parking:

2 allocated spaces

NOTE;

A couple of items that you may feel important, as the house is modern, the door frames comply with extra width for wheelchair access....also if you were to use the garden room as a beauty room, there is a rear gate, so clients would not have to walk through the house to gain access. .



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		91
(81-91)	B		
(69-80)	C	78	
(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	