

Elborough Gardens, Elborough, Weston-Super-Mare, Village
Location, Somerset. BS24 8PL

£270,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This lovely house in Elborough village is terraced but almost a semi as one side has the access alley, is opposite open field views, has 3 bedrooms with one en suite, parking and a garage. The property has the entrance door through the access to the front, facing the fields over the road and the entrance hall has stairs to the first floor and a cloakroom with WC and wash basin. The living room is a good size with the bonus of a conservatory to the rear opening onto the rear garden. The kitchen is again a good size and offers a range of wall and base units with worktops over, 5 ring gas hob with extractor hood over and electric oven under, spaces for dishwasher, washing machine and fridge/freezer, inset composite sink/drainer and a door to the rear garden. Upstairs there are 3 double bedrooms with all bedrooms having the great advantage of double-door built in wardrobe storage and bedroom 1 further benefitting from an en suite offering WC, wash basin and a shower. The family bathroom is also a white suite of WC, wash basin and a bath with shower over. Outside to the rear the garden is laid to patio for table and chairs with 2 steps to a lawn area with a further patio area, a timber garden shed and side gate which leads out to the access alley which follows round the garage(s) to the rear where the garage for this property is second from the right with an up and over door the front. A great advantage to this house is that the living room is away from neighbours and sides onto the access alley and 2 bedrooms split the alley so making them large than usual, meaning on one side the house is only connected by the 2 bedrooms.

FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Terraced House (but almost a semi)
- Three bedrooms
- Great sized kitchen
- Conservatory
- Private rear garden
- Open fields to front
- En suite and cloakroom
- Garage & Parking
- EPC - D
- Council tax band - C



ROOM DESCRIPTIONS

Entrance Hall / Cloakroom

Stairs to first floor and Cloakroom with WC and wash basin

Living Room

19' 3" x 10' 7" (5.87m x 3.23m) Radiator; Upvc double glazed window to front (field views) and french doors to rear to conservatory

Kitchen / Breakfast room

12' 6" x 11' 7" narrowing to 9'7 (3.81m x 3.53m) Radiator; Upvc double glazed window to rear; range of wall and base units with worktops over, 5 ring gas hob with extractor hood over and electric oven under, spaces for dishwasher, washing machine and fridge/freezer, inset composite sink/drainage and a door to the rear garden.

Conservatory

9' 0" x 11' 0" max to middle (2.74m x 3.35m) Upvc double glazed windows to all sides and french doors to rear garden

Bedroom 1

13' 7" into cupboards x 8' 6" minimum (4.14m x 2.59m) Radiator; Upvc double glazed window to rear; door to en suite; 2 double door built in wardrobes

En Suite to Bed 1

White suite of WC, wash basin and large shower

Bedroom 2

Radiator; Upvc double glazed window to rear; door to en suite; double door built in wardrobe

Bedroom 3

10' 5" x 8' 3" (3.17m x 2.51m) Radiator; Upvc double glazed window to front field views; door to en suite; double door built in wardrobe

Bathroom

7' 3" x 6' 7" (2.21m x 2.01m) Radiator; Upvc double glazed window to front; white suite of WC, wash basin and bath with shower over

Outside

FRONT - Small garden area with path to front entrance

REAR - Garden is laid to patio for table and chairs with 2 steps to a lawn area with a further patio area, a timber garden shed and side gate which leads out to the access alley which follows round to the garage(s)

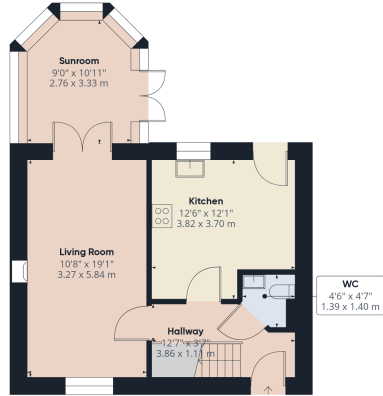
SINGLE GARAGE - to the rear is a garage block where the garage for this property is second from the right with an up and over door the front, roof storage, but no power/lighting.

Please be aware that there is a what's known as a 'flying freehold' as 2 bedrooms are over the alleyway.

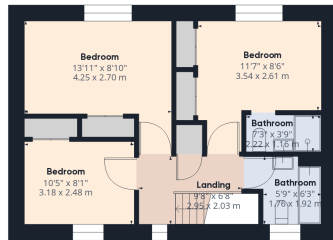
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FLOORPLAN & EPC



Floor 0



Floor 1

Approximate total area⁽¹⁾
1041.61 ft²
96.77 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.

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