

Sandford Road, Weston-Super-Mare, Somerset. BS23 3EY

£300,000 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

www.housefox.co.uk

01934 314242
01275 404601
01278 557700
sales@housefox.co.uk

PROPERTY DESCRIPTION

Situated on the level in a highly convenient position, less than a mile to both the town centre and the seafront, this attractive & spacious four bedroom Victorian semi-detached home is built predominantly of local limestone with charming brick detailing to the rear elevation.

Rich in period character yet enhanced with modern comforts, the property benefits from a concrete tiled, felted and insulated roof, gas central heating and uPVC double glazing throughout.

A side pedestrian pathway also provides useful access to nearby shops on Locking Road.

Offered to the market with no onward chain (currently tenanted property), this sizeable residence presents an excellent opportunity for families or those seeking a characterful home within easy reach of local amenities.

The well-planned accommodation includes an entrance vestibule, welcoming hallway, elegant bay-fronted lounge, dining area, fitted kitchen, utility room and cloakroom. To the first floor, a generous landing leads to four well-proportioned bedrooms and a family bathroom.

Externally, the home enjoys a private mostly south facing rear garden, offering the perfect setting for outdoor entertaining, family gatherings or simply relaxing in a peaceful spot.

With its blend of Victorian charm and modern convenience, this property is brimming with potential and just awaits a new owner to place their own stamp upon it.

FEATURES

- Semi- Detached House
- Four Bedrooms
- Two Reception Rooms
- Spacious & Flexible Accommodation
- Kitchen & Utility Room
- South Facing Gardens
- No Onward Chain -Tenanted Property
- Council Tax - Band B
- EPC- E
- Freehold



ROOM DESCRIPTIONS

Ground Floor

ENTRANCE VESTIBULE Laminate flooring, coved ceiling, half glazed door to

ENTRANCE HALL Laminate flooring, UPVC double glazed side window, meter cupboard, double radiator spindled staircase rising to first floor with under stair storage cupboard.

LOUNGE UPVC double glazed bay window to front, coved ceiling, fireplace with timber surround, radiator, TV point, telephone point, wood laminate flooring.

DINING ROOM Fireplace with timber surround, tiled inset and heath, radiator, UPVC double glazed window to rear. Woo laminate flooring.

KITCHEN Fitted with a range of base & eye level units including single drainer stainless steel sink unit with Victorian style mixer tap, roll edged worktops, tiled surrounds, stainless steel electric double oven, 4-ring gas hob with extractor hood over, plumbing for dishwasher, space for upright fridge/freezer, radiator, UPVC double glazed door to side garden with decking, 2 UPVC double glazed side windows, half glazed door to hallway, door to

UTILITY ROOM Roll edged, worktops, plumbing for washing machine, fitted cupboards, UPVC double glazed door to garden.

First Floor

FIRST FLOOR SPLIT LEVEL LANDING UPVC double glazed side window, loft access. Doors to all rooms.

BEDROOM 1 UPVC double glazed bay window to front with stained glass leaded light upper section, radiator.

BEDROOM 2 Radiator, UPVC double glazed window to rear.

BEDROOM 3 UPVC double glazed side window, radiator,

BEDROOM 4 UPVC double glazed window to front, painted floorboards, radiator.

BATHROOM White suite comprising panelled bath with MIRA electric shower over, glass side screen, pedestal wash hand basin, low-level WC, tiled surrounds, white ladder style radiator, UPVC obscure double glazed side window.

Outside

FRONT Attractive small walled front garden, laid to pebbles and gravel with gate and pathway to front door. Mature Palm tree.

ENCLOSED REAR GARDEN South facing, part laid to paved patio, area of level lawn, flower border, outside light and tap, decking to the side of the house and side gate giving access to the lane. Large metal storage shed.

Note

All approximate room measurements are shown on the attached floorplan.

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

