

Cruikshank Grove, Locking, Weston-Super-Mare, Somerset.

BS24 7NL

£265,000 Freehold

FOR SALE



www.housefox.co.uk

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

PROPERTY DESCRIPTION

HouseFox Estate Agents are delighted to offer this wonderful modern two bedroom house located within the ultra-desirable Locking Parkland development.

The property has a spacious and contemporary feel and is presented in immaculate order throughout. On the ground floor off the hall you will find a crisp white gloss kitchen, cloakroom and large open plan lounge/dining room which also has a useful storage cupboard and upvc french doors opening out to the garden.

Upstairs off the landing is a generous double bedroom to the front aspect, a modern part tiled three piece bathroom and to the rear our vendors have converted a large second bedroom into two, making either two single bedrooms or an office/dressing room & nursery, both with a window overlooking the rear garden.

Outside you will find the garden is of a manageable size and is low maintenance with artificial grass & a generous patio area. Gate to side access & bin storage area.

To the immediate front the property also benefits from two allocated parking spaces.

FEATURES

- End of Terrace House
- Immaculate Condition
- Approximately Five Years Old
- Two/Three Bedrooms
- Two Allocated Parking Spaces
- Low Maintenance Gardens to Rear
- Council Tax Band - B
- EPC - B
- Freehold House
- Viewing Highly Recommended



ROOM DESCRIPTIONS

Ground Floor Accommodation

Entrance Hall

UPVC double glazed composite entrance door, tile effect flooring, radiator, stairs to first floor, doors off.

Downstairs WC

UPVC double glazed window to front, radiator, pedestal wash hand basin, low level W/C.

Lounge/Diner

UPVC double glazed French doors and window to rear, two radiators, tv point, large understairs storage cupboard.

Kitchen

UPVC double glazed window to front, range of wall and base units with work surface over, one and a quarter bowl sink and drainer with mixer tap, space for dishwasher, washing machine and fridge freezer, inset gas hob with electric oven under and extractor over, radiator.

First Floor

Stairs to First Floor Landing

Radiator, loft hatch, doors off.

Bedroom One

Two UPVC double glazed full length windows to front, radiator, half height feature wood panelling, over stair storage cupboard housing gas boiler plus built in double wardrobe.

Bedroom Two

UPVC double glazed windows to rear.

Bedroom Three/Nursery

UPVC double glazed windows to rear, radiator.

Bathroom

Panel bath with hot water mixer shower over, pedestal wash hand basin, low level W/C, extractor fan, heated towel, part tiled walls.

Outside

Rear Garden

Enclosed by fence, laid to artificial grass with patio, gate giving access to side & useful separate bin storage area.

Off-Road Parking

Front of property with allocated parking for two cars.

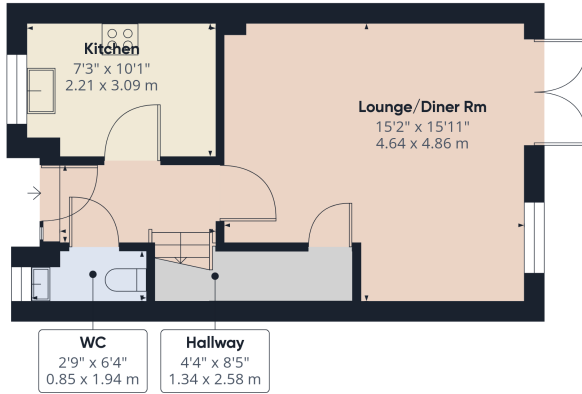
Agents Note

All approximate room measurements are shown on the attached floorplan.

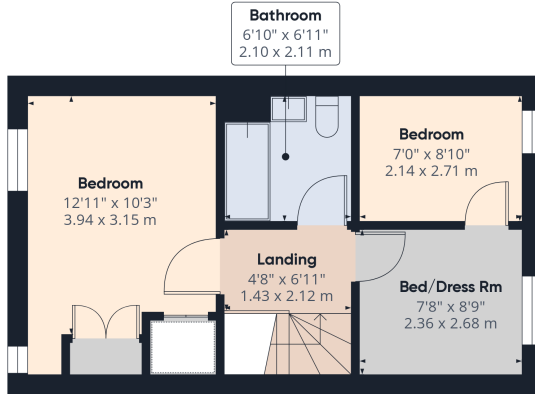
PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's 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⁾
747.77 ft²
69.47 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.

GIRAFFE360

