

Southend Road, Weston-Super-Mare, Somerset. BS23 4JZ

£275,000 Freehold

REDUCED



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This spacious bay fronted terraced house is great for the whole family having 3 bedrooms upstairs and a further 2 reception rooms downstairs (one of which could easily be a 4th bedroom), large kitchen and a lovely rear garden. The property is approached via a small front garden area leading to an entrance hall with the stairs to the first floor. The good sized living room is to the front of the house and behind it is the dining room which could easily become a 4th bedroom if needed. The kitchen is a generous size to the rear of the house 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, dryer and fridge freezer, inset stainless steel sink/drainer and a door to the rear garden. Upstairs there are 3 bedrooms, bed 1 being particularly large as it was 2 bedrooms that have been knocked through but could easily be put back into 2 bedrooms if needed. The bathroom offers a white suite of WC, wash basin and a bath with shower over and a glass screen. To the rear the walled garden is low maintenance with an area of patio for table and chairs, a large area of chippings and has a courtesy lane for access at the rear.

## FEATURES

- Mid Terraced bay fronted house
- Three double bedrooms
- Two receptions rooms
- Large kitchen to rear
- Spacious throughout
- Great Family Home
- Low maintenance rear garden
- EPC - D
- Council Tax - Band B
- NO ONWARD CHAIN
- WALK THROUGH 360 VIDEO TOUR AVAILABLE



## ROOM DESCRIPTIONS

### Entrance Hall

Stairs to first floor  
Under stairs storage

### Living Room

17' 4" x 10' 8" (5.28m x 3.25m)  
Radiator; Upvc double glazed window to front

### Dining Room

11' 4" x 7' 11" (3.45m x 2.41m)  
Radiator; Upvc double glazed window to rear

### Kitchen

14' 1" x 9' 5" (4.29m x 2.87m)  
Radiator; 2 Upvc double glazed window to side; 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, dryer and fridge freezer, inset stainless steel sink/drainers and a door to the rear garden.

### Bedroom 1

17' 7" x 14' 7" (5.36m x 4.45m)  
Radiator; 2 Upvc double glazed windows to front (1 is a bay window); this was 2 bedrooms that have been knocked through into 1 big one but could easily be put back into 2 bedrooms if needed

### Bedroom 2

11' 5" x 8' 4" (3.48m x 2.54m)  
Radiator; Upvc double glazed window to rear

### Bedroom 3

9' 5" x 7' 3" (2.87m x 2.21m)  
Radiator; Upvc double glazed window to rear

### Bathroom

6' 4" x 6' 1" (1.93m x 1.85m)  
Radiator; Upvc double glazed window to side; white suite of WC, wash basin and a bath with shower over and a glass screen.

### Outside

To the rear the walled garden is low maintenance with an area of patio for table and chairs, a large area of chippings and has a courtesy lane for access at the rear.



# FLOORPLAN & EPC

