

Coleridge Road, Weston-Super-Mare, Somerset. BS23 3UW

£210,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX presents to the market a greatly improved and spacious 2 bedroom end terraced house that deserves your attention not just for the condition internally but also the size of the garden! The well presented and very spacious accommodation has been upgraded throughout both in decor and infrastructure. Benefiting from two good sized double bedrooms and refitted stylish bathroom on the first floor as well as a modern refitted kitchen diner and bright airy lounge with lean-to conservatory off it to the ground floor. A huge draw for those seeking outside space is the huge garden, something not often seen on a house of this size. The property is conveniently located, enjoys an open aspect to the rear across the sports field and is offered to the market with NO ONWARD CHAIN. Call the office now to avoid missing out.

## FEATURES

- End Terrace House
- Large Garden
- 2 Double Bedrooms
- NO ONWARD CHAIN
- Recently Renovated Throughout
- Open Aspect Over Sports Field To Rear
- Ideal First Time Buy
- Ideal Buy To Let Property
- Useful Lean To Conservatory
- EPC RATING D65



## ROOM DESCRIPTIONS

### Door to outside opens into

### Hallway

Stairs leading to first floor, door to lounge

### Lounge

13' 1" x 14' 5" (3.99m x 4.39m) A bright air room thanks to the large patio door opening onto the conservatory.

### Lean-to Conservatory

10' 8" x 8' 2" (3.25m x 2.49m) A useful additional space for either storage, play room, or just a great place to enjoy whilst in the garden.

### Kitchen

9' 0" x 15' 10" (2.74m x 4.83m) A good sized room fitted with ample base units with work surface over incorporating a sink drainer unit, electric hob with oven under and extractor over, double glazed windows to front and rear, large pantry cupboard, space for under counter appliance, door through to:

### Rear Porch

Large cupboard housing boiler, door to garden

### First Floor

### Landing

Access to all first floor rooms, shelved storage cupboard, double glazed window to front.

### Bedroom 1

15' 10" x 10' 10" (4.83m x 3.30m) Over stairs storage cupboard, double glazed windows to front and rear.

### Bedroom 2

13' 6" x 10' 1" (4.11m x 3.07m) Double glazed window to rear.

### Bathroom

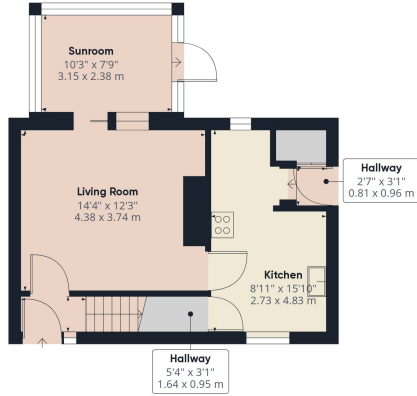
5' 11" x 6' 2" (1.80m x 1.88m) Refitted white suite comprising; concealed cistern WC, wash hand basin, bath with screen surround and mixer tap shower over, tiled to splash back areas, double glazed window to side.

### Outside

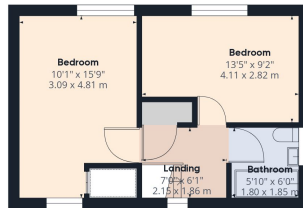
The rear gardens are laid to lawn and paved patio and enjoy an open aspect to the rear as well as a good degree of sunshine. Much larger than most 2 bedroom houses if outside space is a must have for you, then you would be hard pushed to get much more for your money.



# FLOORPLAN & EPC



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
781.47 ft<sup>2</sup>  
72.6 m<sup>2</sup>

(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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