

Christian Close, WorleWeston-Super-Mare, . BS22 7UF

£235,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

House Fox Estate Agents are pleased to present to the sales market a two bedroom, semi-detached home in a desirable location nestled within Worle, in close proximity to highly regarded schools and local amenities, and offered with no-onward chain complications.

The well presented living accommodation is spread over two floors and consists of a living room, kitchen/diner to ground floor. To first floor are two well-proportioned double and a shower room. Externally, the property offers a driveway to the front with space for multiple cars off-street and a private, enclosed rear garden which benefits from a favoured southernly orientation.

With homes of this quality, size and price bracket in such strong locations in truly short supply and high demand - appointed agents House Fox anticipate a strong level of interest. Please be quick to arrange your internal viewing to avoid disappointment.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Semi-Detached House
- Two bedrooms
- South Facing Rear Garden
- No Onward Chain Complications
- Off street parking
- Priory school catchment
- EPC - D



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

2' 10" x 4' 1" (0.86m x 1.24m)

uPVC secure entry door leading to hallway, radiator, stair-well rising to first floor landing, door leading into:

Living Room

12' 10" x 10' 6" (3.91m x 3.20m)

Bright and airy reception room, uPVC double glazed windows to front aspect, Telephone & TV points, radiator, under stair storage cupboard, door to:

Kitchen

7' 4" x 13' 10" (2.24m x 4.22m)

Fully fitted kitchen with matching units, cupboards and workspaces above, comprising; stainless steel sink unit, four ring gas hob with extractor hood over, gas powered cooker, space for fridge/freezer unit, storage cupboard with space for washing machine & tumble dryer, uPVC double glazed window and door to rear garden.

First Floor

Landing

2' 8" x 6' 0" (0.81m x 1.83m)

Opening to all first floor accommodation, secure loft hatch to roof space.

Bedroom One

11' 9" x 10' 7" (3.58m x 3.23m)

Generously sized main bedroom, with ample space to position king sized bed and bedside drawers, opening for hanging rail and additional storage, radiator, uPVC double glazed window to front aspect.

Bedroom Two

8' 8" x 7' 6" (2.64m x 2.29m)

Second double bedroom, currently positioned as a home office for the current sellers. Radiator, uPVC double glazed window to rear aspect.

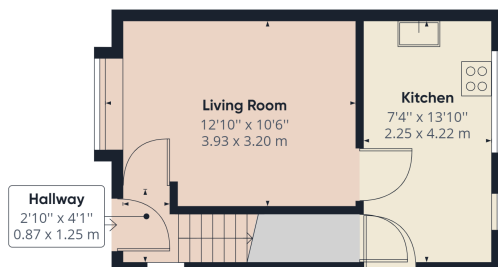
Family Bathroom

5' 8" x 5' 11" (1.73m x 1.80m)

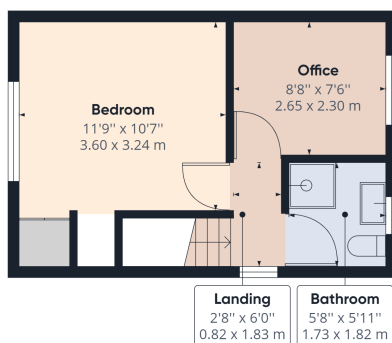
Fitted with a modern three-piece bathroom suite comprising; tiled shower enclosure with electric shower, pedestal wash hand basin and low-level WC. Obscure uPVC double glazed window to rear aspect.



FLOORPLAN & EPC



Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
545.99 ft²
50.72 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.

