

Verbena Way, Worle, Weston-Super-Mare, Somerset. BS22 6RL

£250,000 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....A great value staggered terraced home within a 10 minute walk of the shops, schools, and playing field. The house is set back from the road with a nice size front garden, and inside you have a hallway, 23ft lounge/diner, kitchen which was refitted in 2023, 3 bedrooms, shower room, plus gas central heating (boiler fitted 2020), double glazing, a great size rear garden, and to the rear in a block you have a garage, and parking. (the parking is first come first served basis)

So if your looking for a great value home, then give House Fox a call, there are not many 3 bedroom houses with a large garden in this location on the market

FEATURES

- Staggered terraced house
- 3 bedrooms
- Kitchen refitted in 2023
- 23ft lounge/diner
- Double glazing
- Garage
- Large rear garden
- Set back from the road
- EPC-tbc
- Gas central heating (boiler fitted in 2020)



ROOM DESCRIPTIONS

Main front door to the hallway

Hallway:

Stairs to the first floor, radiator

Lounge/diner:

7.24m x 3.54m (23' 9" x 11' 7") 2 double glazed windows, (front window replaced in 2023)

Kitchen;

3.33m x 2.59m (10' 11" x 8' 6") Sink unit, floor and wall units, integrated fridge/freezer, dishwasher, built in oven and hob, double glazed window, spotlights, boiler (refitted in 2020), double glazed door to the garden

First floor landing

Cupboard, loft access

Bedroom 1:

3.32m x 3.07m (10' 11" x 10' 1") Double glazed window, wardrobes, radiator

Bedroom 2:

3.20m x 2.66m (10' 6" x 8' 9") Radiator, double glazed window

Bedroom 3:

2.63m x 2.28m (8' 8" x 7' 6") Radiator, double glazed window

Bathroom:

Walk in shower cubicle, wash hand basin, double glazed window, WC,

Front garden:

A nice size garden, setting the house back from the road, pathway to the front door

Rear garden:

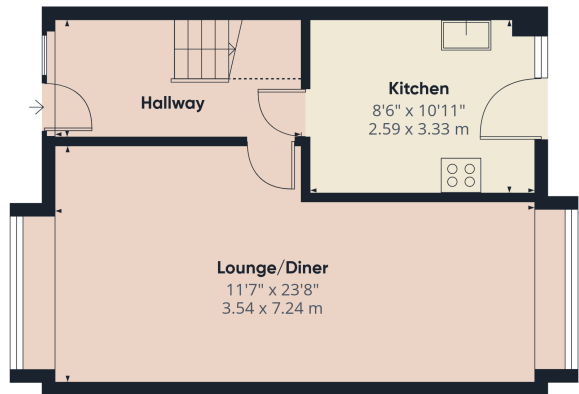
A great size garden, with patio area, artificial grass area, shingled area, rear gate giving access to the parking area and garage

Garage and parking:

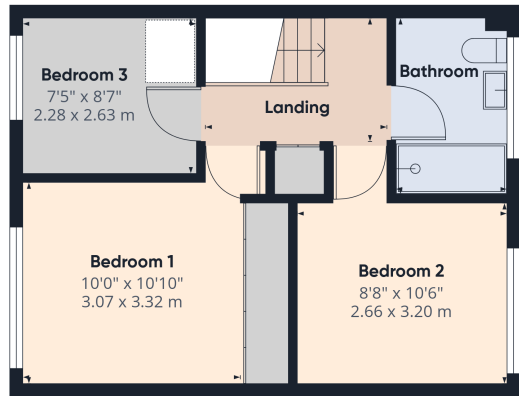
The SINGLE GARAGE IS IN A BLOCK to the rear (Green door), the parking area is communal, first come first served basis



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area⁽¹⁾
819 ft²
76.2 m²

Reduced headroom
14 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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