

Ash Close, St Georges, Weston-Super-Mare, Somerset.
BS22 7SQ

Offers in Excess of £270,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....Nestled in the coveted St. Georges location, this property is conveniently situated within walking distance of the beloved local establishment, The Woolpack, and a mere 10 to 15 minutes' stroll to nearby shops and Worle Train Station.

Positioned within a peaceful cul-de-sac, this home comprises a hallway, a convenient cloakroom, a spacious L-shaped lounge/diner featuring double doors opening onto the garden, a modernized kitchen, 3 bedrooms, a family bathroom, and an en-suite shower room. Additionally, the property offers gas central heating, double glazing, a private Southerly-facing garden, and a driveway leading to the garage.

For those seeking a residence with effortless access to the M5 and train station, situated in a highly sought-after area, your search ends here. Contact House Fox Estate Agents today to schedule a viewing.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Semi detached house
- 3 bedrooms
- Nice size L-shaped lounge/diner
- Driveway to the garage
- South facing garden
- Bathroom & En-suite shower
- Cloakroom
- Cul-de-sac location
- EPC-C



ROOM DESCRIPTIONS

Main front door to the hallway:

Hallway:

Stairs to the first floor, radiator, doors to the cloakroom and lounge, opening to the kitchen

Cloakroom:

Low level WC, wash hand basin, radiator, double glazed window

Lounge/Diner:

19' 1" MAX x 17' 0" MAX (5.82m x 5.18m)
L-shaped room....Double glazed window, radiator, understairs cupboard, double glazed double doors to the garden

Kitchen:

10' 4" x 9' 6" (3.15m x 2.90m) Composite sink unit, a range of modern floor and wall units, built in oven, induction hob with extractor fan over, built in microwave, integrated dishwasher, washing machine and fridge/freezer and wine cooler, double glazed window

First floor landing:

Cupboard, loft access with loft ladder

Bedroom 1:

10' 7" x 10' 1" (3.23m x 3.07m) Radiator, double glazed window, built in wardrobe, door to the en-suite

En-suite:

Shower cubicle, wash hand basin, low level WC, double glazed window, radiator.

Bedroom 2:

9' 3" x 9' 0" (2.82m x 2.74m) Radiator, double glazed window, cupboard

Bedroom 3:

9' 9" x 6' 5" (2.97m x 1.96m) Radiator, double glazed window

Bathroom:

Bath with shower over, low level WC, wash hand basin, radiator, double glazed window

Parking and Garage:

To the side of the property is a driveway providing parking for 2 vehicles, which leads to the SINGLE GARAGE which has light, power and personal door to the garden

Rear garden;

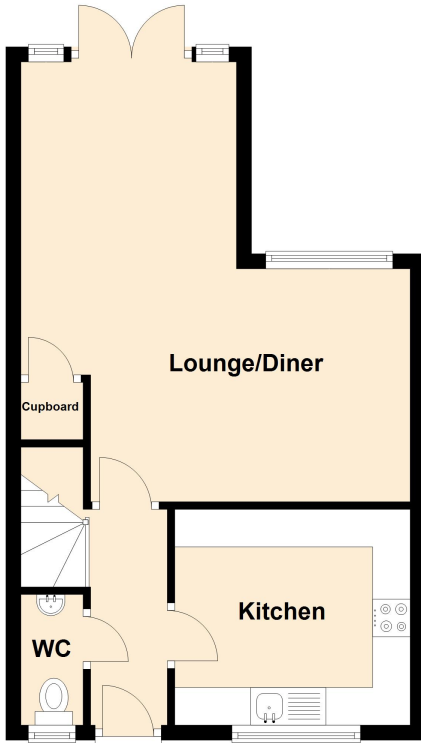
A South facing garden mainly laid to patio, and a small artificial grass area all enclosed by fencing, plus a gate giving side access.



FLOORPLAN & EPC

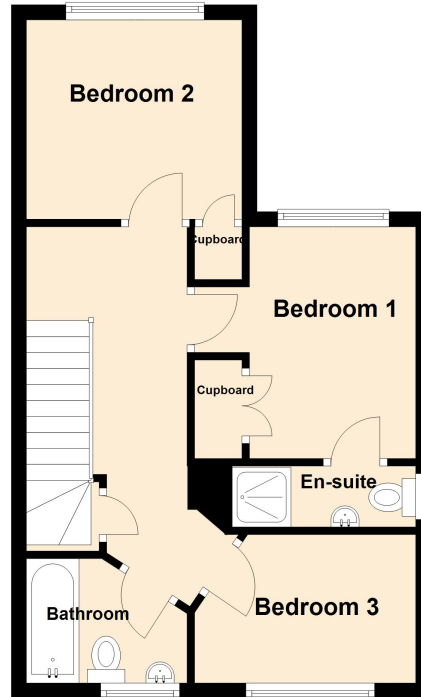
Ground Floor

Approx. 38.4 sq. metres (413.4 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.0 sq. feet)



Total area: approx. 77.7 sq. metres (836.4 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		69	86
		EU Directive 2002/91/EC	