Chester Close, Weston-Super-Mare, Somerset. BS24 7BG

Offers in Region of £260,000 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

HouseFox Estate Agents are delighted to offer this well-presented three-bedroom end-of-terrace home, pleasantly positioned within a small and established cul-de-sac with views over an open recreational area, while still enjoying excellent access to local amenities and transport links.

The property offers well-proportioned and practical accommodation arranged over two floors, making it an excellent choice for families, first-time buyers and commuters alike. On entering the home, a welcoming hallway provides access to a convenient downstairs cloakroom, a comfortable and inviting lounge, and a spacious kitchen/dining room which forms a superb everyday living and entertaining space.

To the first floor are three bedrooms, including a generous principal bedroom which benefits from its own en-suite shower room. The remaining bedrooms are served by a well-appointed & updated family bathroom, providing a flexible layout suitable for growing families.

Of note is the garage with personal access from the garden which has cleverly been sub-divided to make a useful additional room with power & light currently used as a Utility room or potential gym or home office. From this room is a further door to the remaining garage area ideal for storage etc.

Externally, the property continues to impress. To the rear is a delightful, private garden which enjoys a sunny aspect and provides an ideal setting for relaxing, entertaining or family use. The property also benefits from a short garage together with driveway parking to the front, adding further practicality and convenience.

The location is particularly appealing, with the Morrisons shopping precinct within an easy level walk, offering a range of everyday amenities. For commuters, Worle Parkway railway station is conveniently accessible, while the nearby M5 motorway interchange at St Georges provides excellent road links towards Bristol, the wider South West and beyond.

Offered for sale with **no onward chain**, this attractive home has been realistically priced and represents an excellent opportunity to secure a spacious and conveniently located property. An early viewing is therefore highly recommended in order to fully appreciate everything this superb home has to offer.

FEATURES

- End of Terrace House Close to Schools and Local Amenities
- Two Reception Rooms
- Three Bedrooms
- Cloakroom, Bathroom & En-suite
- Secluded & Sunny Rear Garden
- Garage Converted to Gym or Utility Room
- Driveway Parking & Short Garage/Store
- Open Outlook to Front Aspect
- No Onward Chain Complications
- Viewing Highly Advised



ROOM DESCRIPTIONS

GROUND FLOOR

HALLWAY
Covered entrance porch with outside light and entrance door.
Stairs to first floor, radiator. Doors to Living Room and:

CLOAKROOM
Close coupled WC, vanity wash hand basin with mixer tap over and cupboard under, radiator, obscure double glazed window to front.

LIVING ROOM
Double glazed window to front with open outlook, coved ceiling, radiator, wood laminate flooring, TV point, double doors through to:

KITCHEN/DINING ROOM
Kitchen Area: Fitted with a wide range of wall and base units with complementing work surface, enamel 1 1/2 bowl sink unit with mixer taps, double glazed window to front, 4-ring gas hob with extractor hood over, built-in oven, plumbing and recesses for washing machine and dishwasher, further recess for tall standing fridge/freezer, cupboard housing wall mounted boiler supplying domestic hot water and central heating.
Dining Area: Radiator, sliding patio doors providing access to rear garden, large walk-in under stair storage cupboard.

FIRST FLOOR

LANDING
From the Hallway, stairs rising to Landing with access to roof area, airing cupboard with radiator. Doors to all principle rooms.

BEDROOM 1
Double glazed window to front with views over recreational area, over stair storage cupboard, radiator, door through to:

EN-SUITE
Corner shower unit, close coupled WC, wash hand basin, attractive tiled flooring, heated towel rail, ceiling mounted extractor fan, obscure double glazed window to front.

BEDROOM 2
Double glazed window to rear, radiator.

BEDROOM 3
Double glazed window to rear, radiator.

FAMILY BATHROOM
Recently refitted with suite comprising panelled bath with mixer shower tap over, shower area attractively tiled, screen to side, vanity wash hand basin with drawers under, close coupled WC, heated towel rail, obscure double glazed window to side.

GARAGE CONVERSION

Courtesy door to Garage from garden being an approximate 70/30 split.
Main area is a very useful Utility Room with power and light, wall and base units, work surface, eaves storage access. Further potential use as a gym or home office.
Internal door allowing access to original Garage with up-and-over door, parking to the front plus a further allocated parking space.

GARDEN

The property enjoys an small open plan front garden to the left hand side of the property.
The rear garden is enclosed by panelled fencing and brick walling, laid to patio and artificial lawn, outside tap.
The garden is not directly overlooked from the rear & enjoys a good degree of seclusion and sunlight throughout the day.

Agents Note

LOCAL AUTHORITY North Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: C

All approximate room measurements are shown on the attached floorplan.

PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Some photographs may have been virtually staged with AI and none of the furniture shown is included in the sale.









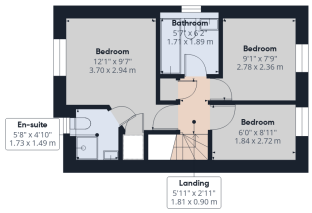




FLOORPLAN & EPC



Floor 0





Floor 1

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Approximate total area(1)

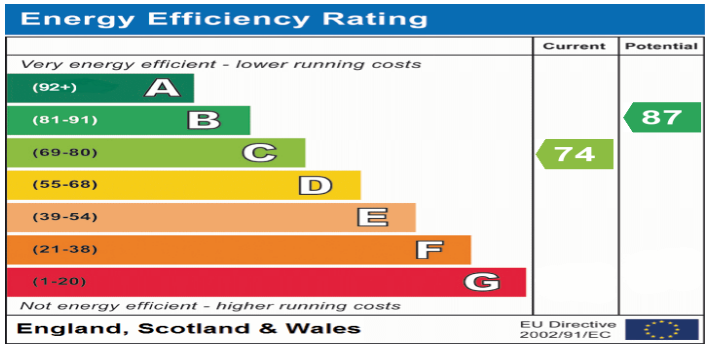
857 ft²

79.6 m²

(1) Excluding balconies and terraces

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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