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**ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT**
Established 1928



**4, GRACE ROAD, WORLE,
WESTON-SUPER-MARE, BS22 7DT**
£245,000

A well presented 2 Bedroom Semi Detached House located in a cul de sac in this popular residential area in Worle, close to local amenities and within the catchment area for Priory School.

The property has gas central heating, double glazing, refitted Kitchen, garden and parking for 2/3 cars. An internal inspection is recommended.

13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
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Accommodation:

(with approximate measurements)

Entrance:

Front door to:-

Hall:

radiator. Staircase to First Floor.

Lounge:

13'2 x 10'9 max (4.01m x 3.28m max)

Square bay window with deep sill. Radiator. TV point.

Kitchen:

14' x 7'3 (4.27m x 2.21m)

Refitted with a range of wall and base units with worksurfaces over. 1.5 bowl single drainer stainless steel sink unit. Fitted double oven and 4-ring gas hob with extractor hood over. Integrated fridge/freezer and washing machine. Tiled splashback. Double glazed door to side. Bi-fold doors to Conservatory and door to:-

Cloakroom:

Low level WC. Wash basin with tiled splashback. Heated towel rail.

Conservatory:

9'4 x 9'3 (2.84m x 2.82m)

2 radiators. Double glazed french doors to Rear Garden.

First Floor Landing:

Access to loft space with gas fired boiler providing central heating and hot water.

Bedroom 1:

11'7 x 10'8 (3.53m x 3.25m)

Radiator. TV point. Built-in wardrobe cupboard with light.

Bedroom 2:

9' x 7'8 (2.74m x 2.34m)

Radiator.

Bathroom:

Panelled bath with shower and screen over. Vanity wash basin and low level WC. Tiled splashback. Heated towel rail. Extractor.

Outside:

Driveway parking at the front of the property for 2/3 cars. Enclosed Rear Garden laid to lawn with patio and timber shed.

Tenure:

Freehold.

Council Tax:

Band B.

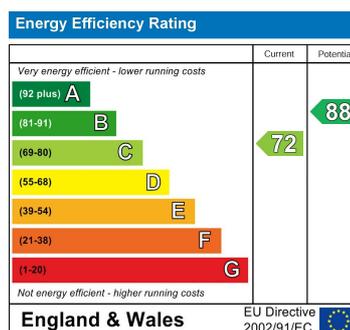
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Anti-Money Laundering

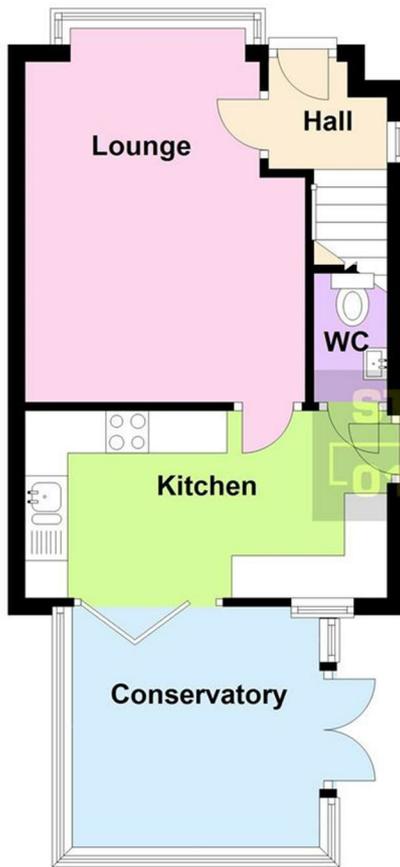
Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



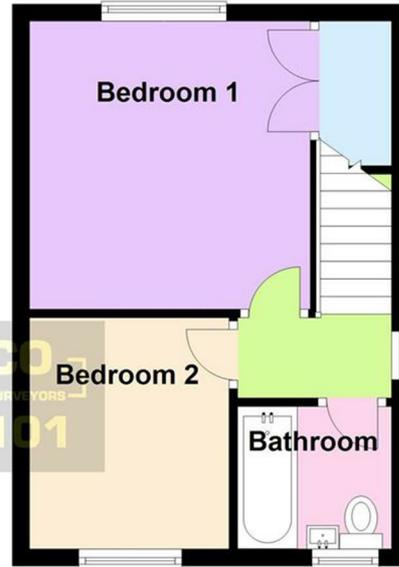
Ground Floor

Approx. 35.6 sq. metres (383.6 sq. feet)



First Floor

Approx. 26.5 sq. metres (284.9 sq. feet)



Total area: approx. 62.1 sq. metres (668.5 sq. feet)

Floor plans are for illustrative purposes only and not to scale. Whilst every effort is made to ensure they are as accurate as possible interested parties must satisfy themselves by inspection or otherwise of their accuracy.
Plan produced using PlanUp.



