



**17, CORONATION ROAD, WORLE
WESTON-SUPER-MARE, BS22 6DT
£259,950**



A 3 Bedroom End Terrace House located on Worle Hillside above the High Street and well placed for local schools, shops, bus services etc. The property offers spacious and flexible accommodation with gas central heating, double glazing, gardens and parking but will benefit from some modernisation.

Accommodation:
(with approximate measurements)

Entrance:
Front door to Entrance Vestibule.

Hall:
Radiator. Staircase to First Floor. Understairs cupboard.

Lounge:
17'9 x 12' max (5.41m x 3.66m max)
TV point.

Dining Room:
12' x 9' (3.66m x 2.74m)
Radiator. Opening into:-

Sitting Room:
18' x 8' (5.49m x 2.44m)
Base units with worksurfaces over and 1 1/2 bowl sink unit.
Radiator. 2 'Velux' windows Double glazed doors to Rear Garden.
Opening into:-

Kitchen:
12' x 7'7 (3.66m x 2.31m)
Wall and base units with worksurfaces over. Fitted oven and hob.
Integrated fridge/freezer. Tiled splashback. Radiator.

Shower Room:
Shower cubicle. Low level WC. Pedestal wash basin. Tiled splashback. Heated towel rail.

First Floor Landing:
Access to loft space.

Bedroom 1:
17'9 x 11'10 max (5.41m x 3.61m max)
Fire surround. 2 radiators. TV point.

Bedroom 2:
11'9 x 9'4 (3.58m x 2.84m)
Radiator.

Bedroom 3:
11'9 x 8' (3.58m x 2.44m)
Radiator.

Bathroom:
Corner bath. Low level WC. Pedestal wash basin. Tiled splashback. Radiator. Extractor.

Outside:
Paved Front Garden. Enclosed Rear Garden laid to chippings.
Gated access to rear with off street parking for two cars.

Tenure:
Freehold.

Council Tax:
Band B

Broadband & Mobile Coverage
Information is available at checker.ofcom.org.uk

Data Protection:
When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it will not be shared with any other third parties without your consent. More information on how we hold and process your data is available on our website - www.stephenand.co.uk

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.

