



**52, OTTAWA ROAD,
WESTON-SUPER-MARE, BS23 4PP
£145,000**



CASH BUYERS ONLY

An ex local authority 3 Bedroom Semi Detached property of Non-Standard Construction (Reema Hollow Panel) located on the Coronation Estate close to local amenities as well as the College and Hospital. The property stands on a generous plot with potential to extend and create off street parking (subject to obtaining any necessary consents). Offered with No Onward Chain the property has double glazing and gas central heating, but will require some modernisation.

Entrance:

Front door to:-

Hall:

Radiator. Staircase to First Floor.

Lounge:

14' x 11'2 (4.27m x 3.40m)

Fireplace. Radiator. TV point. Opening into:-

Dining Room:

10'4 x 8'4 (3.15m x 2.54m)

Radiator. Sliding patio doors to Rear Garden.

Kitchen:

10'4 x 10' max (3.15m x 3.05m max)

Wall and base units with worksurfaces over. Single drainer stainless steel sink unit. Fitted oven and hob. Plumbing for a washing machine. Tiled splashback. Door to Garden.

First Floor Landing:

Bedroom 1:

11'4 x 11' (3.45m x 3.35m)

Radiator. Built-in wardrobe. Access to loft space.

Bedroom 2:

12' x 8'9 (3.66m x 2.67m)

Radiator. Built-in wardrobe. Airing cupboard with 'Worcester' gas fired boiler providing central heating and hot water.

Bedroom 3:

9' x 7'10 (2.74m x 2.39m)

Radiator.

Bathroom:

Panelled bath. Low level WC. Wash basin.

Outside:

Front Garden laid to lawn with potential to create off street parking (subject to any necessary consents). Good size Rear Garden laid mainly to lawn. Side garden with hardstanding

Tenure:

Freehold

Council Tax:

Band A

Broadband & Mobile Coverage

Information on coverage is available at 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.



Floor plans are for illustrative purposes only and are 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	