

23 Grenville Avenue Locking BS24 8AH

£250,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
Semi-detached house



HOW BIG  
805.00 sq ft



BEDROOMS  
2



RECEPTION ROOMS  
2



BATHROOMS  
1



WARMTH  
uPVC double glazing and gas  
central heating



PARKING  
Off street



OUTSIDE SPACE  
Front and rear



EPC RATING  
D



COUNCIL TAX BAND  
B





Spacious two-bedroom semi-detached home, located within Locking Village - 23 Grenville Avenue is an ideal opportunity to take that all-important first step onto the property ladder and secure a delightful 1950s two-bedroom home. This wonderful property is ideally situated within the village and provides access to all the amenities on offer with Locking Park located at the end of the road. The internal accommodation is beautifully presented throughout and consists of, entrance hall, kitchen breakfast room with a separate utility room and sitting room that features a box bay window and open fire. The first floor offers two well-proportioned double bedrooms and a beautifully finished bathroom.

Outside, the rear garden is enclosed, laid mainly to lawn with a smaller area laid to gravel. A further area is laid to decking where you will also find a substantial shed that provides plenty of additional storage, a garden store is also on offer. A driveway allows access to one parking space next to the rear garden with another to be found at the front of the property, where a grass area could be turned into additional parking if so required.

The village of Locking offers a selection of local amenities, that include a variety of independent shops and cafes. The sea side town of Weston-Super-Mare is 6 miles away, with a range of popular shops, restaurants and bars to choose from, as well as the famous pier and beach front esplanade. Access to the M5 motorway is 3 miles away and Worle train station is just 10 minutes away, making this a great base to commute to Bristol or get away to the South Coast.



## Spacious 1950s two bedroom home in Locking Village



### HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.





## Up your street...

Locking Primary School & a selection of secondary schools in nearby Weston-s-Mare

St Augustine's Church

Village Hall

Selection of shops, café and amenities

'The Coach House' Public House

Close to Weston-s-Mare Town Centre and Sea Front



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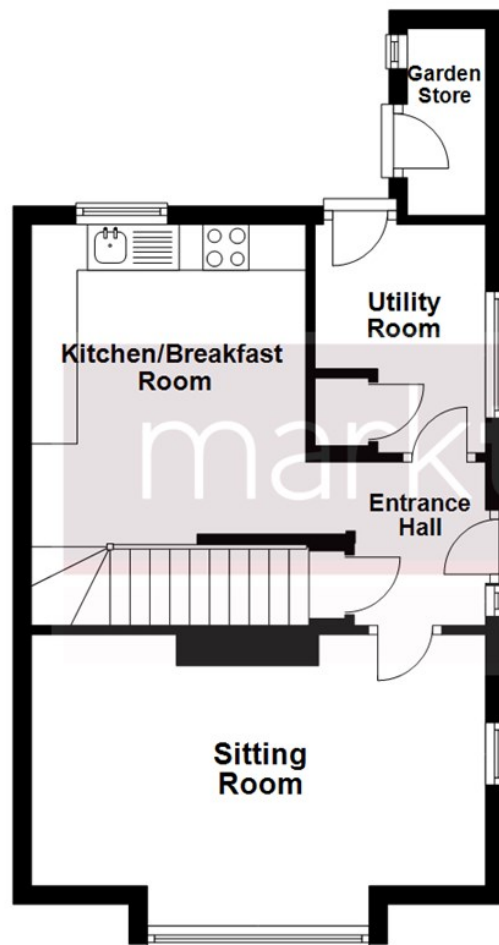






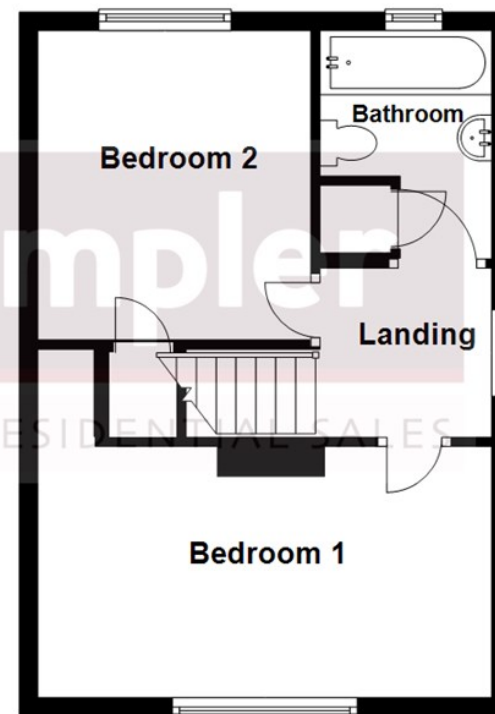
### Ground Floor

Approx. 38.7 sq. metres (416.3 sq. feet)



### First Floor

Approx. 36.1 sq. metres (388.6 sq. feet)



Total area: approx. 74.8 sq. metres (805.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.