



**46, ALFRED STREET,
WESTON-SUPER-MARE, BS23 1PU**

£259,950

A rare opportunity to acquire substantial 4 bedroom End Terrace House with an adjoining 1 Bedroom Annexe requiring refurbishment, but suitable for home & income, dependant relative etc. The property has gas central heating and mostly timber frame double glazing with part triple glazing.

The property is located in a central level position close to the Town Centre, Sea Front, Railway Station and other amenities.

Accommodation:

(with approximate measurements)

Entrance:

Front door at side of property leading to Vestibule with further door to:-

Hall:

Radiator. Understairs storage. Wide arch into:-

Lounge:

20'5 x 13' (6.22m x 3.96m)

Open fireplace. 2 radiators. TV point. Staircase to First Floor.

Sitting Room:

11'9 x 9'4 (3.58m x 2.84m)

Fire surround. Radiator. Glazed door to Garden.

Breakfast Room:

10'9 x 10'7 (3.28m x 3.23m)

Radiator. Opening into:-

Kitchen:

17'4 x 7' (5.28m x 2.13m)

Fitted with a range of wall and base units with worksurfaces over. 1 1/2 bowl single drainer sink unit. Range oven with extractor hood over. Plumbing for a dishwasher. Space for a fridge/freezer. Tiled splashback. Cupboard housing 'Ideal' gas fired boiler providing central heating and hot water.

Utility Room:

7' x 4'3 (2.13m x 1.30m)

Plumbing for a washing machine. Door to Garden.

First Floor Landing:**Bedroom 1:**

13'8 x 11'6 (4.17m x 3.51m)

Fire surround. Radiator.

Bedroom 2:

11'7 x 8'4 (3.53m x 2.54m)

Radiator.

Bedroom 3:

11'7 x 8'4 (3.53m x 2.54m)

Radiator.

Bedroom 4:

10'9 x 8'3 (3.28m x 2.51m)

Radiator.

Bathroom:

Refitted with a modern white suite with clawfoot bath and shower over. Low level WC. Wash basin. Tiled splashback. Heated towel rail. Extractor.

Outside:

Enclosed Garden with patio and artificial grass.

Annexe:**Entrance:**

Separate access at rear with door to:-

Kitchen:

8' x 5'8 (2.44m x 1.73m)

Lounge:

11'5 x 10'6 (3.48m x 3.20m)

Bedroom:

10'6 x 6'6 (3.20m x 1.98m)

Bathroom:**Outside:**

Enclosed patio garden. Double gates at rear with potential for a parking space.

EPC Ratings:

House: 'E' (48)

Annexe: 'D' (63)

Tenure:

Freehold.

Council Tax:

House: Band A

Annexe: Band A

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.



