STEPHEN &

L01934 - 621101

ESTATE AGENTS VALUERS AUCTIONEERS BLOCK MANAGEMENT

Established 1928



61, VERBENA WAY, WORLE, **WESTON-SUPER-MARE, BS22 6RL** £289,950

A well presented 3 Bedroom End of Terrace House located in this popular level position close to local amenities including schools, shops, bus services, railway station etc.

The property includes gas central heating, double glazing and off street parking for 2 cars. Offering good size accommodation, the property is ideal for a family or first time buyer with a fitted Kitchen and large Conservatory leading out into good size corner gardens.

An internal inspection is recommended



Accommodation:

(with approximate measurements)

Entrance:

Upvc front door with leaded inset to:-

Hall:

Radiator. Cloaks recess. Staircase to First Floor.

Lounge:

14'9 x 11'9 (4.50m x 3.58m) Vertical radiator. TV point.

Kitchen/Breakfast Room:

17'10 x 8'5 (5.44m x 2.57m)

Refitted with a range of wall and base units with worksurfaces and matching splashbacks over. Single drainer stainless steel sink unit. Fitted oven and 4-ring hob with extractor hood over. Integrated fridge/freezer, washing machine and dishwasher. Cupboard housing 'Vaillant' gas fired boiler providing central heating and hot water. Vertical radiator. Double glazed doors to:-

Conservatory:

16'7 x 8'10 (5.05m x 2.69m) Double glazed door to Rear Garden.

First Floor Landing:

Access to loft space. Airing cupboard.

Bedroom 1:

13' x 10'2 (3.96m x 3.10m) Radiator.

Bedroom 2:

10'7 x 9'3 (3.23m x 2.82m) Radiator.

Bedroom 3:

8'8 x 7'7 (2.64m x 2.31m)

Radiator.

Bathroom:

Panelled bath with shower over. Vanity wash basin. Tiled splashback and floor. Heated towel rail.

Separate WC:

Low level WC. Wash basin. Tiled splashback and floor.

Outside:

Open plan Front Garden. Good size enclosed Rear Corner Gardens laid to lawn and patio with area of decking and raised beds. Store shed. Outside tap. Gate leading to off street parking for two cars at rear.

Tenure:

Freehold.

Council Tax:

Band B

Broadband & Mobile Coverage

Information is available at checker.ofcom.org.uk

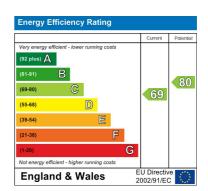
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Ground Floor Approx. 54.5 sq. metres (586.7 sq. feet) Approx. 39.6 sq. metres (425.9 sq. feet) **Bedroom 3** Hall **Bedroom 1** Lounge Landing Bedroom 2 Kitchen/Breakfast Room Bathroom Conservatory

Total area: approx. 94.1 sq. metres (1012.6 sq. feet)

First Floor

