



28 KINGFISHER ROAD, MEAD VALE

ASKING PRICE OF £282,500

COOKE & CO
your local property expert

PROPERTY FEATURES

- SEMI DETACHED HOUSE
- LOUNGE/ DINER
- KITCHEN
- CONSERVATORY
- THREE BEDROOMS
- GARDEN & GARAGE

28 KINGFISHER ROAD, MEAD VALE



THE PROPERTY

Situated in the popular Mead Vale area of Worle this semi detached property comprises of an entrance hall, lounge/diner, kitchen, conservatory, three bedrooms and a bathroom. The property benefits from an enclosed rear garden and driveway leading to an integral garage. The property is gas centrally heated and double glazed.

ENTRANCE

To the front of the property there is a shingled driveway leading to the integral garage with up and over door. Double glazed front door leading into entrance hall.

ENTRANCE HALL

Radiator and opening into kitchen.

KITCHEN

Double glazed window to front. Fitted with a range of wall and base units with work top over. inset single drainer stainless steel sink unit. Space for washing machine, fridge/freezer and cooker.

LOUNGE/ DINER

15'7" x 9'4" x 19'3" max x 11'8" min

Double glazed window to rear and double glazed patio

doors to conservatory, double and single radiator, under stairs cupboard.

CONSERVATORY

7' 7" x 7' 4" (2.31m x 2.24m) Of Upvc double glazed construction with double doors leading to the rear garden.

FIRST FLOOR LANDING

Access to loft which is boarded.

BEDROOM ONE

11' 5" x 9' 7" (3.48m x 2.92m) Double glazed window to front, radiator, built in wardrobes.

BEDROOM TWO

10' 3" x 9' 7" (3.12m x 2.92m) Double glazed window to rear, radiator.

BEDROOM THREE

9' 3" max x 7' 3" (2.82m x 2.21m) Double glazed window to rear, radiator.

BATHROOM

Double glazed window to front, radiator, three piece suite comprising of low level WC, pedestal wash hand basin and panelled bath with electric shower over.

OUTSIDE

To the rear there is a fully enclosed garden laid to patio and shingle. There are raised flower beds and a range of mature shrubs. There is a side gate providing access to the front.

SINGLE GARAGE

With up and over door, wall mounted Valliant Combi Boiler.

28 KINGFISHER ROAD, WESTON-SUPER-MARE, BS22 8TX

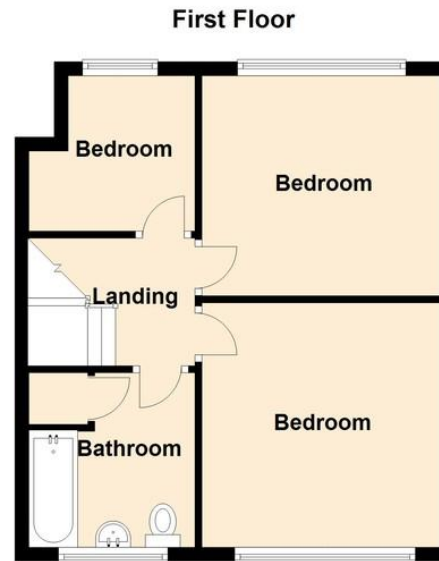
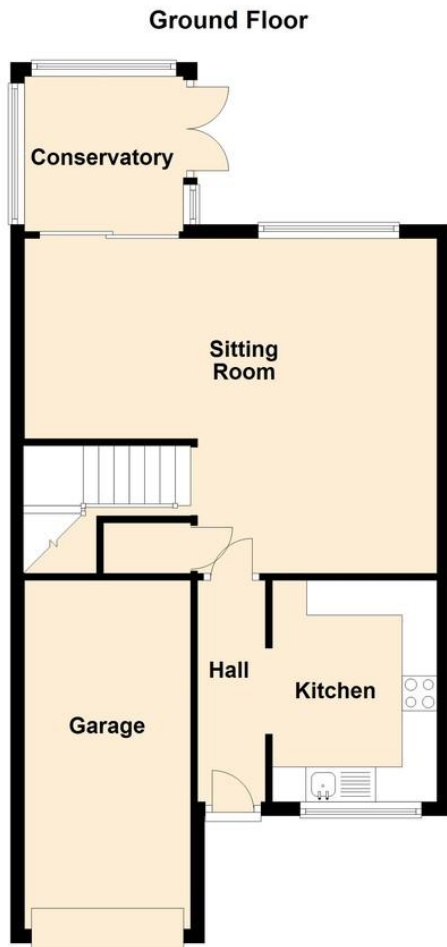


Council Tax:

Band C

Local Authority:

North Somerset District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Cooke & Co

OFFICE CONTACT INFO

236 High Street
 Worle
 Weston-Super-Mare
 Avon
 BS22 6JE

01934 522244
enquiries@cookeproperty.co.uk
www.cookeproperty.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

COOKE & CO
your local property expert