



## 32 THE BADGERS, ST.GEORGES

ASKING PRICE OF £280,000

**COOKE & CO**  
*your local property expert*

### PROPERTY FEATURES

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- MASTER WITH EN-SUITE
- KITCHEN/DINER
- SOUTH FACING GARDEN
- DRIVEWAY FOR 2/3 CARS
- GARAGE
- D/GLAZING & GAS C/HEATING
- NO ONWARD CHAIN

# 32 THE BADGERS, ST. GEORGES



Cooke & Co are delighted to offer for sale with no chain, this three bedroom semi detached house, located in the popular St. Georges area and ideally positioned for local schools, shops, local bus routes, train station and the M5 corridor. The property briefly comprises of three bedrooms, one with ensuite shower room, kitchen/diner, downstairs cloakroom, family bathroom, also boasting a south facing low maintenance garden and a garage with driveway for two to three vehicles.

## FRONT OF PROPERTY

Driveway for two-three vehicles, leading to garage with up & over door, side gated access to rear garden.

Front door leading into property

## ENTRANCE HALL

Hallway, stairs leading to first floor, radiator, door leading to lounge

## LOUNGE

13' 9" x 11' 9" (4.19m x 3.58m) Double glazed window to front, radiator, electric living flame fire with surround, under stair storage cupboard

## DOWNSTAIRS CLOAKROOM

WC, sink, radiator, extractor fan

## KITCHEN/DINER

15' 1" x 8' 0" (4.6m x 2.44m) Range of wall & base units, worktop over, cupboard housing IDEAL boiler approx. 4yrs old, stainless steel single sink/drain, tiled splash backs. Space for upright fridge freezer, plumbing for washing machine. Built in electric oven and gas hob with extractor hood over. Double glazed windows and French doors to rear, radiator, consumer unit

## LANDING

Radiator, loft access, airing cupboard housing water tank

## BEDROOM ONE

Built in storage cupboard, radiator, double glazed window to rear

Door to en-suite shower room

## EN-SUITE

Shower cubicle with mains overhead shower, WC, sink, radiator

## BEDROOM TWO

9' 8" x 8' 5" (2.95m x 2.57m) Double glazed window to front, radiator

## BEDROOM THREE

7' 8" x 6' 6" (2.34m x 1.98m) Double glazed window to rear, radiator

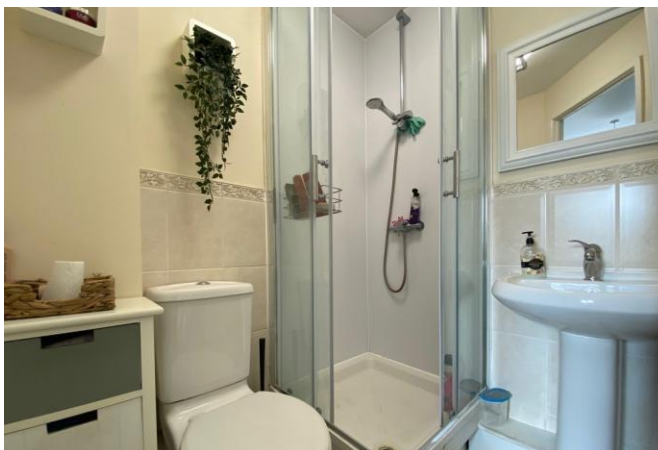
## FAMILY BATHROOM

Bath with mixer taps, WC, sink, radiator, double glazed obscure window to front. Part tiled, extractor fan

## REAR GARDEN

South facing, laid to patio slabs and small area laid to lawn, bordered pathway leading to side garage door, gated side access to driveway.

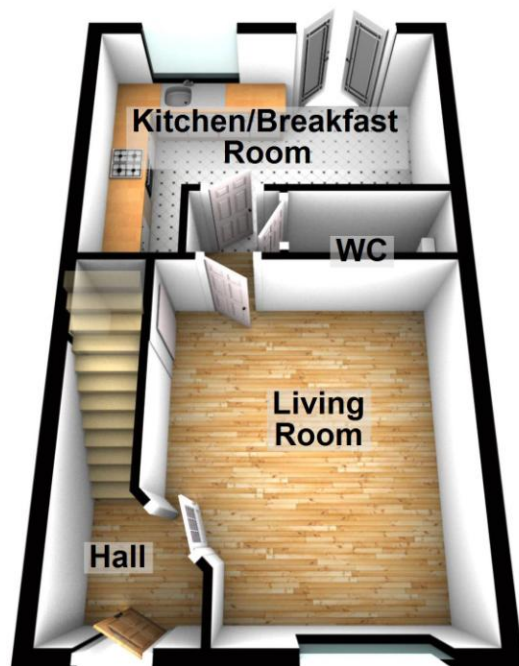
# 32 THE BADGERS, ST.GEORGES, BS22 7RE



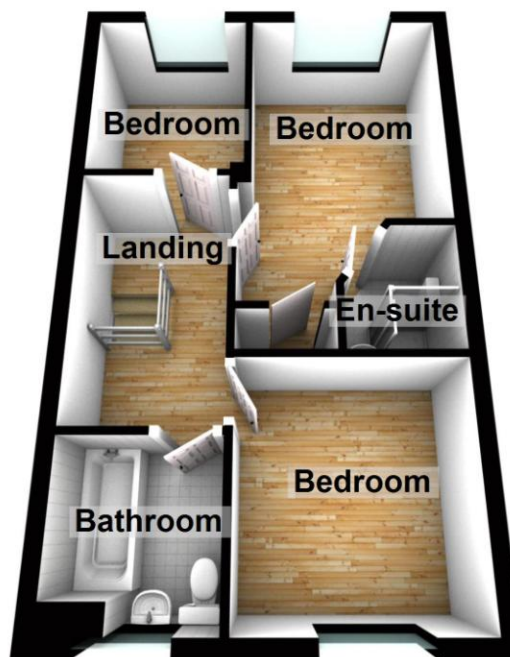
**Council Tax:**  
Band C  
**Local Authority:**  
North Somerset District Council



**Ground Floor**



**First Floor**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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

