



# 1 BLAISDON, LOCKING CASTLE

ASKING PRICE OF £279,950

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

## PROPERTY FEATURES

- END TERRACED HOUSE
- THREE BEDROOMS
- MASTER WITH WET ROOM
- DOWNSTAIRS CLOAKROOM
- MODERN KITCHEN/DINER
- FAMILY BATHROOM
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- ENCLOSED GARDEN
- GARAGE
- PARKING
- NO ONWARD CHAIN

# 1 BLAISDON, LOCKING CASTLE, BS22



Cooke & Co are delighted to bring to the market for sale with NO ONWARD CHAIN this very well presented three bedroomed end terraced house, situated in the popular area of Locking Castle and within walking distance to local facilities, Milton railway station, also providing easy access to the M5 motorway. The property briefly comprises of a modern kitchen with built in appliances, family bathroom, ensuite wet room and a downstairs cloakroom. The enclosed rear garden benefits from a large shed/workshop and a decked seating area and there is also a single garage within a block to the side of the property.

## FRONT OF THE PROPERTY

Laid to chippings with pathway leading to front door

## ENTRANCE HALL

Stairs to first floor, radiator, door leading to cloakroom and lounge

## CLOAKROOM

obscure double glazed window to front, WC and wash basin

## LOUNGE

12' 1" x 14' 0" (3.68m x 4.27m) Double glazed window to front, radiator, archway to kitchen/diner

## KITCHEN/DINER

15' 5" x 9' 9" (4.7m x 2.97m) Range of wall and base units with wooden worktop over, 1 1/2 bowl stainless steel sink inset with mixer tap, integrated dishwasher, washing machine and fridge freezer, built in electric oven with inset gas hob and extractor hood over, wall mounted Worcester combi boiler approx. 6 years old with recent service. double glazed window to rear and double glazed French doors to the rear garden, radiator & understairs storage cupboard.

## FIRST FLOOR LANDING

Storage cupboard, access to roof void

## BEDROOM ONE

12' 3" x 9' 7" (3.73m x 2.92m) Double glazed feature window to front, radiator, storage cupboard

## MASTER ENSUITE WET ROOM

Obscure double glazed window to front, fully tiled floor and walls, mains overhead shower and shower screen, WC, corner washbasin

## BEDROOM TWO

9' 3" x 7' 8" (2.82m x 2.34m) Double glazed window to side, radiator

## BEDROOM THREE

8' 9" x 6' 0" (2.67m x 1.83m) Double glazed window to rear, radiator

## BATHROOM

Obscured double glazed window to side, white suite comprising of bath, WC, vanity unit with wash basin over, heated towel rail

## REAR GARDEN

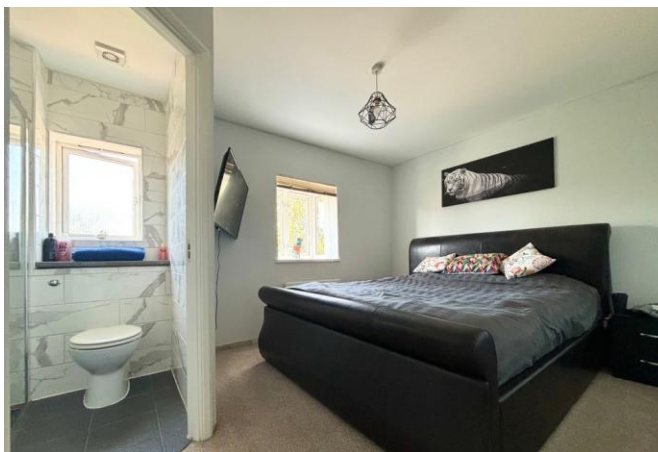
Gated access to the side, fully enclosed rear garden with decked area, lawned area and timber shed/work shop measuring 13ft x 9.8ft

## GARAGE

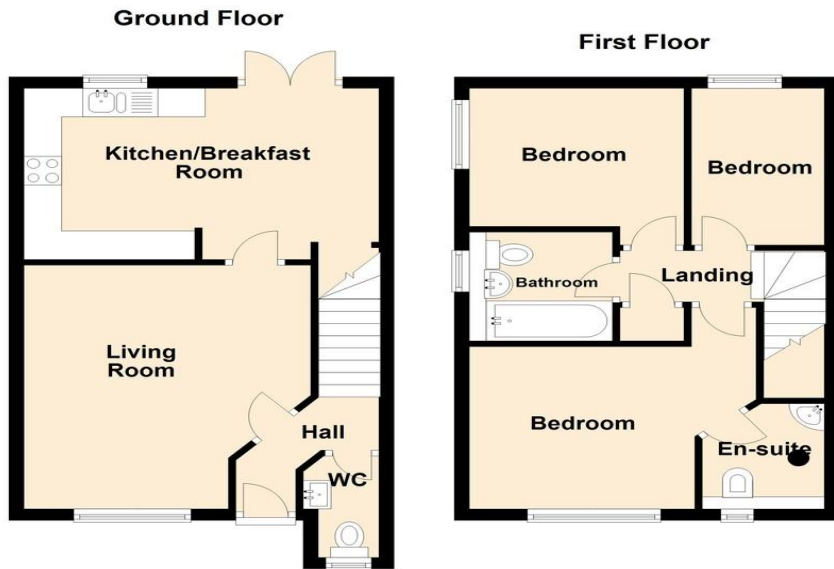
Single garage with up and over door, situated in a block to the right of the property and positioned to the right.



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 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

