



23 ORCHARD CLOSE, WORLE

ASKING PRICE OF £276,950

COOKE & CO
your local property expert

PROPERTY FEATURES

- SEMI DETACHED BUNGALOW
- TWO BEDROOMS
- BATHROOM
- KITCHEN
- LEAN TO/UTILITY ROOM
- LOUNGE
- OCCASIONAL LOFT ROOM
- GAS C/HEATING & D/GLAZING
- OFF STREET PARKING

23 ORCHARD CLOSE, WORLE, BS22 6PL



Cooke & Co are delighted to offer for sale this ATTRACTIVE SEMI DETACHED BIUNGALOW full of character, situated on the LEVEL on a quiet CUL-DE-SAC within walking distance of Worle High Street, enjoying a range of amenities including shops, cafes, doctors' surgery, also providing good access to local bus routes. The bungalow briefly comprises of two bedrooms, one of which is currently used as a sitting room and providing access to the loft room, bathroom with a three-piece suite, lounge, kitchen and lean to, currently used as a utility area. The property offers off road parking to the front and an attractive rear garden with a variety of mature shrubs and fruit trees.

An internal viewing is highly recommended to appreciate the attributes this bungalow has to offer!

OUTSIDE

Off road parking laid to stone chippings leading to main entrance to bungalow, side entrance leading to lean to, water tap, bordered with a variety of mature shrubs

ENTRANCE HALL

Stained glass front door leading to hallway - radiator, consumer unit

KITCHEN

12' 2" x 5' 7" (3.71m x 1.7m) Sliding door into kitchen, range of wall and base units with worktop over, one & a half bowl stainless steel sink, tiled splash backs, built in electric oven and gas hob, space for dishwasher, undercounter fridge & freezer, double glazed window to front, heated towel rail, door leading to

LEAN TOO

20' 7" x 6' 4" (6.27m x 1.93m) Double glazed door and window to front, electric wall mounted towel rail, shutter style doors leading to utility area, plumbing for washing machine, space for tumble dryer, work top over, Butler ceramic sink, double glazed door and window to rear

Lean to roof made up of plywood, Perspex & felt

LOUNGE

15' 0" x 11' 4" (4.57m x 3.45m) Double glazed window to front, radiator, working dual fuel fireplace with stone surround & hearth

BATHROOM

Three piece suite comprising of pedestal wash basin, W.C, bath with mains shower overhead, marble effect FCA wall covering, two good sized airing cupboards, heated towel rail, obscure double glazed window to side

BEDROOM ONE

16' 3" x 11' 4" (4.95m x 3.45m) Two double glazed windows to rear, radiator

BEDROOM TWO

10' 7" x 10' 5" (3.23m x 3.18m) Double glazed sliding doors to rear, radiator, wooden steps leading to loft room

LOFT ROOM

13' 6" x 13' 3" (4.11m x 4.04m) Divided between the front and the rear of the bungalow

Fully boarded at the rear with polished wood floor boards, small Dorma double glazed windows to the rear, fully insulated - Ideal occasional room

Door leading to the front loft area, part boarded, access to Green Star combi boiler approx. 10 yrs old, serviced yearly

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REAR GARDEN

Fully enclosed with back wall and side fence panels, a variety of mature shrubs, garden shed, storage shed and small garden room, partially laid to patio slabs and lawn



Council Tax:

Band C

Local Authority:

North Somerset District Council



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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.

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