



## 4 PELICAN CLOSE, WORLE BS22 8XP

£215,000

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

### PROPERTY FEATURES

- MID TERRACE HOUSE
- THREE BEDROOMS
- KITCHEN/DINER
- LOUNGE
- FAMILY BATHROOM
- D/GLAZING & GAS C/HEATING
- LOW MAINTENANCE GARDEN
- GARAGE IN BLOCK
- NO ONWARD CHAIN

# 4 PELICAN CLOSE, WORLE, BS22 8XP



Cooke & Co are delighted to bring to the market this THREE bedroom mid terrace house with NO ONWARD CHAIN, ideally situated in Worle, on the level and close to shops, schools, amenities, transport links and within walking distance is Worle High street.

The property briefly comprises of NEW CARPETS THROUGHOUT, lounge, modern kitchen/diner fitted 12 months ago, three bedrooms, family bathroom with mains shower overhead, a low maintenance fully enclosed rear garden, also benefiting from a garage situated in a block behind the property.

## FRONT OF PROPERTY

Front garden laid to lawn and pathway leading to entrance

## ENTRANCE HALL

Stairs to first floor, radiator, cupboard housing consumer unit & electric meter

## LOUNGE

12' 6" x 13' 8" (3.81m x 4.17m) Double glazed window to front, radiator, under stair storage cupboard, TV point, thermostat control

## KITCHEN/DINER

15' 9" x 8' 4" (4.8m x 2.54m) Modern kitchen with a range of wall and base units, worktop over, tiled splash backs, stainless steel sink drainer, mixer tap, built in electric oven and hob with extractor over. Plumbing for washing machine and space for fridge freezer. Tiled flooring, radiator, double glazed windows to rear, door leading to garden. Wall mounted Vaillant combi boiler 8yrs old.

## LANDING

Roof void access with ladder, partially boarded and insulated, airing cupboard

## BATHROOM

White three-piece suite comprising of WC, pedestal sink, panel bath with mains shower overhead, shower screen. Heated towel rail, obscure double glazed windows to rear

## BEDROOM ONE

11' 6" x 8' 9" (3.51m x 2.67m) Radiator, double glazed window to rear

## BEDROOM TWO

10' 7" x 8' 3" (3.23m x 2.51m) Radiator, double glazed window to front

## BEDROOM THREE

7' 2" x 6' 8" (2.18m x 2.03m) Radiator, double glazed window to front

## REAR GARDEN

Fully enclosed, low maintenance, garden mainly laid to patio slabs, raised borders, path leading the rear gate providing access to garage situated in a block to the rear of the property. Shed

# 4 PELICAN CLOSE, WORLE, BS22 8XP



## **Council Tax:**

Band B

## **Local Authority:**

North Somerset District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	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.

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