



30 MOORCROFT ROAD, HUTTON

ASKING PRICE OF £325,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- SEMI DETACHED BUNGALOW
- TWO BEDROOMS
- GOOD SIZED SHOWER ROOM
- KITCHEN/BREAKFAST ROOM
- SMALL CONSERVATORY
- D/GLAZING & GAS C/HEATING
- DRIVEWAY FOR 2/3 CARS
- NO ONWARD CHAIN

30 MOORCROFT ROAD, HUTTON, BS24 9RR



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COOKE & CO are delighted to bring to the market for sale with NO ONWARD CHAIN this TWO BEDROOM semi-detached BUNGALOW, situated in the desirable area of Hutton, Weston-super-Mare, conveniently located close to local transport links. The bungalow is immaculate and well maintained, providing good space inside and out and boasts a south facing garden and driveway for two to three cars!

FRONT OF PROPERTY

Well maintained enclosed front garden with iron gated access, driveway leading to garage and parking for 2/3 cars.

Steps & iron railings leading to porch entrance & double glazed door leading into hallway

HALLWAY

Radiator, roof void access, airing cupboard housing Vaillant combi boiler (7yrs old & regularly serviced), storage cupboard, doors leading to all other rooms

LOUNGE

13' 8" x 11' 6" (4.17m x 3.51m) Double glazed window to front, decorative surround and hearth with inset gas fire, radiator

BEDROOM TWO

12' 8" x 8' 7" (3.86m x 2.62m) Double glazed window to front, radiator

BEDROOM ONE

13' 5" x 9' 9" (4.09m x 2.97m) Double glazed window to rear, radiator

SHOWER ROOM

7' 9" x 6' 9" (2.36m x 2.06m) Shower cubicle with sliding door, electric shower unit, fully tiled, WC, wash basin with vanity unit under, radiator, double glazed obscure window to side

KITCHEN/BREAKFAST ROOM

13' 6" x 9' 3" (4.11m x 2.82m) A range of wall and base units with work top over, ceramic single sink drainer with mixer tap, tiled splash backs, integrated gas oven and grill, gas hob with extractor over, plumbing for washing machine, space for fridge freezer, double glazed window to front, radiator, double glazed door leading to conservatory

CONSERVATORY

13' 3" x 5' 5" (4.04m x 1.65m) Double glazed with low level bricked wall, sliding patio doors leading to rear garden, tiled floor & plumbing for washing machine

REAR GARDEN

36' 9" x 23' 4" (11.2m x 7.11m) A lovely and well maintained, low maintenance, timber fenced enclosed, south facing garden, laid to patio slabs and artificial grass, outside tap and timber gated access to the side & driveway

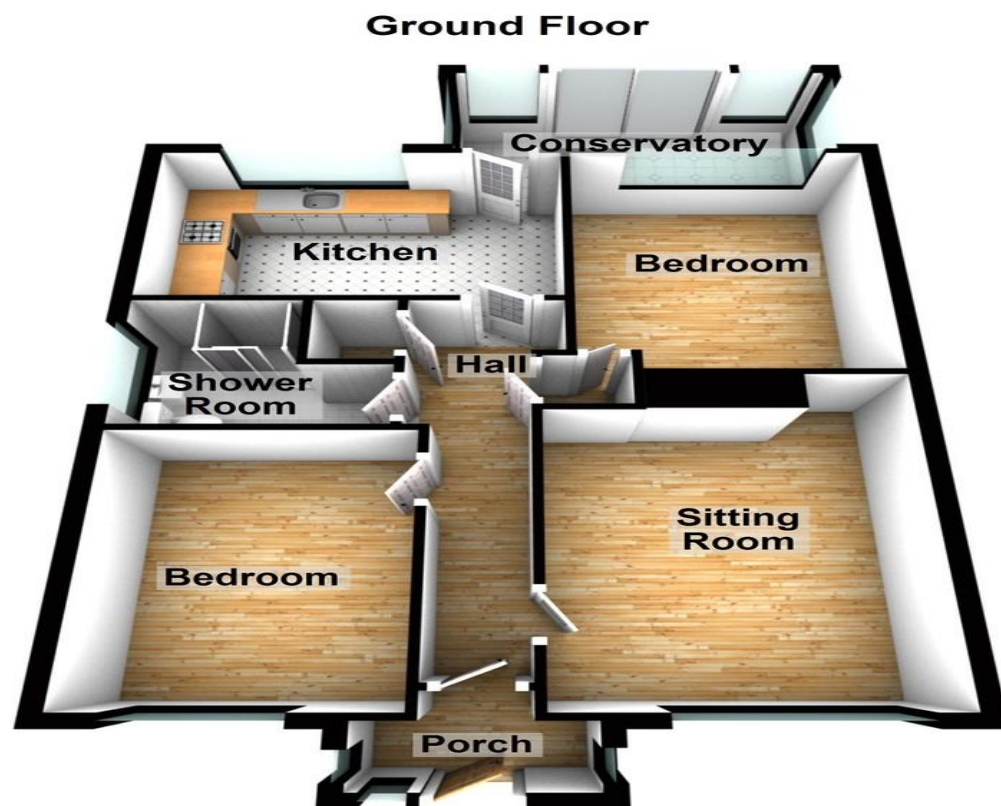
GARAGE

Power & lighting, up and over door

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

enquiries@cookeproperty.co.uk

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.

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