



# SLOE CLOSE, LOCKING CASTLE

## ASKING PRICE OF £248,000

**COOKE & CO**  
your local property expert

### PROPERTY FEATURES

- END OF TERRACE HOUSE
- THREE BEDROOMS
- MASTER WITH EN-SUITE
- SEPARATE LOUNGE
- KITCHEN/DINER
- DOWNSTAIRS WC
- D/GLAZING & GAS C/HEATING
- GARAGE & PARKING SPACE
- NO ONWARD CHAIN

# SLOE CLOSE, LOCKING CASTLE, BS22 7DG



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COOKE & CO are delighted to bring to the market for sale with NO ONWARD CHAIN this THREE bedroom end terrace house located in the popular area of Locking Castle, offering excellent access to local schools, shops and amenities.

In brief the house itself comprises of a living room, kitchen/diner, downstairs WC, three bedrooms (one with en-suite) and a family bathroom. Further benefits include a rear garden, garage and off-road parking.

## FRONT OF PROPERTY

Single garage and parking space to the front of the property

Path leading to front Storm porch entrance and timber gate leading to rear garden

## ENTRANCE HALL

Radiator, stairs to first floor, door leading to downstairs cloakroom & lounge

## DOWNSTAIRS CLOAKROOM

WC, pedestal washbasin, radiator, double glazed obscure window to front

## LOUNGE

14' 0" x 12' 0" (4.27m x 3.66m) Double glazed window to front, radiator, double doors leading to kitchen/diner

## KITCHEN/DINER

15' 5" x 9' 8" (4.7m x 2.95m) A range of wall & base units with work top over & tiled splash backs, 1 1/2 bowl sink drainer with mixer tap, wall mounted IDEAL boiler, built in electric oven, gas hob with extractor over, space for fridge freezer, plumbing for washing machine & dishwasher. Under stair storage cupboard, radiator, double glazed window to rear & double glazed sliding patio doors leading into rear garden.

## LANDING

Roof void access, airing cupboard housing water tank

## BEDROOM ONE

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

## ENSUITE SHOWER ROOM

Comprising corner shower cubicle, pedestal washbasin, WC, obscure double glazed window to front, radiator

## BEDROOM TWO

9' 3" x 7' 7" (2.82m x 2.31m) Double glazed window to rear, radiator

## BEDROOM THREE

8' 6" x 6' 0" (2.59m x 1.83m) Double glazed window to rear, radiator

## BATHROOM

Three piece suite comprising of panel bath with mixer tap and mains shower, pedestal washbasin, WC

## REAR GARDEN

Laid to patio slabs and lawn, fully enclosed with timber fencing, timber side gate access to front of property



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	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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