



HIGHBURY ROAD, W-S-M BS23 2DW

ASKING PRICE OF £240,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- GROUND FLOOR GARDEN FLAT
- PERIOD PROPERTY
- COASTAL HILLSIDE LOCATION
- TWO BEDROOMS
- MASTER WITH EN-SUITE
- SEPARATE LOUNGE
- KITCHEN/DINER
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- NO ONWARD CHAIN

5 Highbury Road, W-S-M, BS23 2DW



COOKE & CO are delighted to bring to the market for sale with NO ONWARD CHAIN this TWO BEDROOM period GROUND FLOOR FLAT, boasting a hillside position, providing sea views from the front and its own ENCLOSED REAR GARDEN and within easy reach of the seafront, promenade and beach.

The property provides spacious accommodation briefly comprising of two bedrooms one with an en-suite shower room, separate lounge, kitchen/diner, bathroom, double glazing, gas central heating and an enclosed rear garden.

A viewing is highly recommended to fully appreciate the attributes this property has to offer!

FRONT OF PROPERTY

Raised front garden with a variety of mature shrubs

Pathway leading to communal entrance

ENTRANCE HALL

Communal entrance hall, door leading into ground floor flat

HALLWAY

Radiator, consumer unit, doors leading to all rooms

LOUNGE

14' 3" x 13' 9" (4.34m x 4.19m) 17"8" into bay, double glazed bat fronted window to front, radiator x 2, fire surround & hearth with electric fire inset, ornate ceiling rose

BEDROOM ONE

12' 8" x 12' 4" (3.86m x 3.76m) Radiator, double glazed window to front, door leading to

EN-SUITE

7' 7" x 4' 7" (2.31m x 1.4m) Double walk in shower with mains shower over, tiled, WC, pedestal washbasin, chrome heated towel rail, extractor fan

BEDROOM TWO

14' 0" x 13' 5" (4.27m x 4.09m) Double glazed window to rear, radiator

BATHROOM

7' 9" x 7' 6" (2.36m x 2.29m) Three piece suite comprising of panel bath with mains shower over & shower screen, WC, pedestal washbasin, radiator, double glazed obscure window to side,

extractor fan

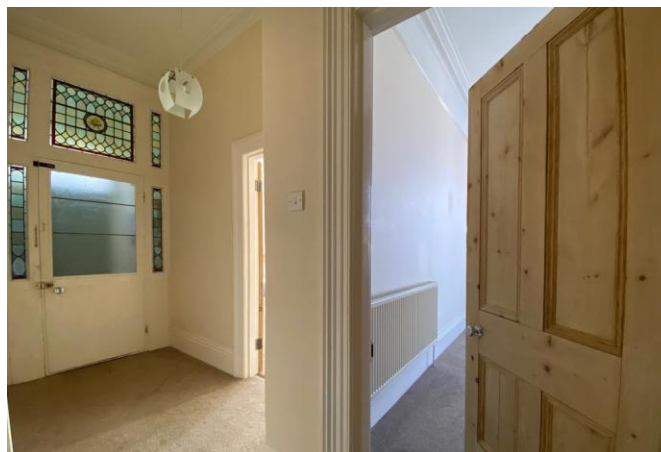
KITCHEN/BREAKFAST ROOM

13' 5" x 12' 5" (4.09m x 3.78m) Range of wall & base units with worktop over, single stainless steel sink drainer with mixer taps, tiled splashbacks, space for cooker & fridge freezer, plumbing for washing machine, wall mounted BAXI combi boiler, ceiling spot lights, double glazed window to the rear and double glazed door leading to rear garden

REAR GARDEN

Fully enclosed with stone walls, mainly laid to stone chippings with a small patio area, side timber gate leading to the front.

5 Highbury Road, Weston-Super-Mare, BS23 2DW



Council Tax:

Band A

Local Authority:

North Somerset District Council



| score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 70 C |
| 55-68 | D | | |
| 35-54 | E | 48 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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