



THE ROWS, WORLE BS22 6DU

ASKING PRICE OF £226,995

COOKE & CO
your local property expert

PROPERTY FEATURES

- MID TERRACED HOUSE
- CUL-DE-SAC POSITION
- TWO BEDROOMS
- LOUNGE
- KITCHEN/DINER
- FAMILY BATHROOM
- GAS C/HEATING & D/GLAZING
- FRONT & REAR GARDENS
- NO ONWARD CHAIN

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COOKE & CO are delighted to bring to the market this TWO BEDROOM mid terrace house, conveniently positioned on a quiet cul-de-sac just off from Worle High Street, close to a variety of cafe's, shops & local bus routes. The property boasts a 'cottage feel' and really must be seen to appreciate the attributes it has to offer. Having been extended to the rear, it provides an attractive open plan kitchen/dining area.

In brief, the property comprises of, Two good sized bedrooms, separate lounge with inset gas fire and fire surround & hearth, dining room opening into kitchen with integrated dish washer, electric underfloor heating and low maintenance front and rear gardens.

FRONT OF PROPERTY

Enclosed front garden, with brick walls and timber fencing, iron gate entrance into garden, maid to patio slabs and lawn.

Communal side access to rear of property

ENTRANCE HALL

Double glazed door leading into hallway, stairs to first floor, radiator

LOUNGE

12' 5" x 12' 5" (3.78m x 3.78m) Double glazed leaded windows x 2 to the front, radiator, ornate fire surround and hearth with inset gas fire, under stairs storage cupboard also housing gas meter

DINING ROOM

15' 6" x 7' 8" (4.72m x 2.34m) Large storage cupboard, radiator, double glazed window to rear

KITCHEN

9' 8" x 8' 4" (2.95m x 2.54m) A range of wall and base units with work top over and tiled splash backs, single bowl sink drainer with mixer tap, integrated dishwasher, integrated electric oven and microwave, electric hob with extractor hood over, electric under floor heating, double glazed window and door leading to rear garden.

LANDING

Roof void access, airing cupboard housing Valliant combi boiler approx. 12 years old and yearly serviced

BEDROOM ONE

15' 7" x 9' 4" (4.75m x 2.84m) Double glazed leaded windows x 2 to the front, radiator

BEDROOM TWO

14' 3" x 7' 9" (4.34m x 2.36m) Double glazed windows x 2 to the rear, radiator

BATHROOM

Three piece suite comprising of panel bath with mains shower over and shower screen, WC, vanity unit with wash basin over, obscure double glazed window to rear, part tiled, radiator

REAR GARDEN

Sunny court yard style laid to patio slabs, enclosed with wall and timber fencing, side timber gate access to front of property, shed, outside tap

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



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OFFICE CONTACT INFO

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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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