



## 21 ROSE GARDENS, NORTH WORLE

### ASKING PRICE OF £255,000

**COOKE & CO**  
your local property expert

#### PROPERTY FEATURES

- SEMI DETACHED HOUSE
- REFURBISHED/REDECORATED
- LOUNGE/DINER
- NEW KITCHEN
- NEW FAMILY BATHROOM
- D/GLAZING (NEW 2023)
- GAS C/HEATING
- PARKING FOR 2 CARS
- NO ONWARD CHAIN

# 21 ROSE GARDENS, NORTH WORLE BS22 7PX



COOKE & CO are delighted to bring to the market for sale with NO ONWARD CHAIN, this THREE BEDROOM SEMI DETACHED HOUSE, boasting a quiet CUL-DE-SAC position, located in the popular NORTH WORLE area providing for good access to highly regarded schools, local transport, and local shops.

The property has undergone complete redecoration throughout, to include new carpets and flooring, new kitchen & bathroom, new modern radiators, new internal doors, new double glazing fitted in 2023! Parking for two cars, outside RCD charge unit with EV mode 2 and boasts a sunny 'L' shaped south & west facing garden.

## FRONT OF PROPERTY

Front Garden area laid to purple slate, ideal for parking, shared driveway leading to parking space and area laid to lawn, timber gate access to rear garden. EV Mode 2 charge unit, RCD protected

## ENTRANCE HALL

Entrance via uPVC double glazed door, stairs to first floor, radiator, door leading to

## LOUNGE/DINER

23' 03" x 12' 28" (7.09m x 4.37m) Double glazed window to front with fitted venetian blind, radiator, feature bricked chimney breast with inset electric fire, under stair storage cupboard, wooden decorative ceiling beams,

Dining area - double glazed patio sliding doors with fitted roller blind leading to rear garden, radiator, sliding barn door leading to

## KITCHEN

8' 7" x 7' 1" (2.62m x 2.16m) Rang of wall and base units with work top over, tiled splash backs, single stainless steel sink with mixer tap, space for electric or gas cooker, plumbing for washing machine and dishwasher, space for upright fridge/freezer, double glazed window to side with fitted venetian blind, double glazed uPVC door and window to rear with fitted venetian blind, wall mounted Worcester condensing boiler (10-12yrs old) yearly serviced

## FIRST FLOOR LANDING

Double glazed window to side with fitted venetian blind, roof void access with ladder and part boarded, airing cupboard housing water tank

## BEDROOM ONE

10' 1" x 8' 6" (3.07m x 2.59m) Extending to 12'3" (alcove), double glazed window to rear with fitted venetian blind, vertical radiator

## BEDROOM TWO

10' 1" x 7' 7" (3.07m x 2.31m) Extending to 12'3" (alcove), radiator, double glazed window to front with fitted venetian blind

## BEDROOM THREE

6' 9" x 6' 1" (2.06m x 1.85m) Double glazed window to front with fitted venetian blind, radiator

## BATHROOM

6' 1" x 5' 9" (1.85m x 1.75m) Three piece suite comprising of panel bath with mixer taps and electric shower over, WC, wash basin with vanity unit under, chrome ladder towel radiator, obscure double glazed window to rear with fitted venetian blind.

# 21 ROSE GARDENS, WESTON-SUPER-MARE, BS22 7PX

## REAR GARDEN

'L' shaped garden mainly laid to lawn, enjoying all day sunshine, decorative patio area, variety of mature shrubs, enclosed with timber fencing, timber gate to side leading to driveway, outdoor plug socket.

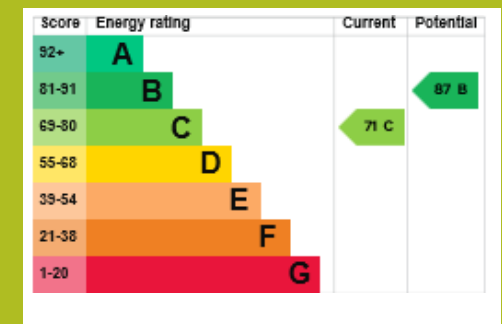


### **Council Tax:**

Band C

### **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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