



## GLOUCESTER STREET, W-S-M

### ASKING PRICE OF

**COOKE & CO**  
your local property expert

#### PROPERTY FEATURES

- PERIOD END TERRACE HOUSE
- THREE BEDROOMS
- TOWN CENTRE LOCATION
- DINING ROOM/BEDROOM
- ENCLOSED COURTYARD
- REFURBISHED & REDECORATED
- SHOWER ROOM
- GAS CENTRAL HEATING
- NO CHAIN

# 2 GLOUCESTER STREET, W-S-M BS23 1TA 3 1 2 D

Cooke & Co are delighted to bring to the market for sale with NO ONWARD CHAIN, this spacious 3 bedroom end terrace house, conveniently positioned in the town centre, offering easy access to a variety of local amenities, the seafront, beach and transport links including Weston train station and bus routes. The period property comprises a living room, dining room/bedroom and kitchen on the ground floor, and three bedrooms and a shower room to the first floor. A small courtyard garden is located to the rear of the property.

The property has been redecorated and refurbished throughout and ready to move in!

## FRONT ENTRANCE

uPVC door leading to entrance hall, door leading to inner hallway

## INNER HALLWAY

Radiator, stairs to first floor, under stairs storage cupboard, doors leading to lounge, dining room & kitchen

## LOUNGE

13' 5" x 11' 7" (4.09m x 3.53m) Bay fronted double glazed windows, radiator, TV point

## DINING ROOM/BEDROOM

10' 9" x 10' 6" (3.28m x 3.2m) Double glazed window to rear, radiator

## KITCHEN

9' 9" x 8' 3" (2.97m x 2.51m) Range of wall and base units with work top over and tiled splash backs, stainless steel single sink drainer with mixer tap over, plumbing and space for washing machine, space for fridge/freezer, integrated electric oven and hob with extractor over. Wall mounted IDEAL combi boiler, double glazed window to side/rear and door leading to rear courtyard area

## FIRST FLOOR LANDING

Dog leg staircase leading to shower room and all bedrooms, radiator, roof void access, ceiling skylights

## SHOWER ROOM

Double enclosed walk in shower cubicle with electric shower over, tiled splash backs, vanity unit with enclosed wash basin, WC. Obscure double glazed window to side, chrome towel radiator

## BEDROOM ONE

11' 1" x 10' 8" (3.38m x 3.25m) Double glazed window to the rear, radiator

## BEDROOM TWO

11' 79" x 9' 8" (5.36m x 2.95m) Double glazed window to the front, radiator

## BEDROOM THREE

8' 6" x 6' 6" (2.59m x 1.98m) Double glazed window to the front, radiator

## REAR COURTYARD

10' 4" x 7' 5" (3.15m x 2.26m) Fully enclosed rear courtyard, water tap

## 2 GLOUCESTER STREET, WESTON-SUPER-MARE, BS23 1TA



### **Council Tax:**

Band A

### **Local Authority:**

North Somerset District Council



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 61 D    |           |
| 39-54 | 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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