



50 MARLBOROUGH DRIVE

ASKING PRICE OF £234,950

COOKE & CO
your local property expert

PROPERTY FEATURES

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- OFF STREET PARKING & GARAGE
- SPACIOUS AND VERSATILE
- CONVENIENT LOCATION
- FREEHOLD PROPERTY

50 MARLBOROUGH DRIVE, BS22 6DQ



Offered with no onward chain, off street parking and a detached garage, this deceptively spacious two double bedroom home presents an excellent opportunity for both residential buyers and investors alike.

Well presented, bright and airy throughout, the accommodation briefly comprises an entrance porch leading into an expansive 7 metre lounge diner, providing a generous space for both relaxing and dining. To the rear, the breakfast kitchen is fitted with a range of wall and floor mounted cupboards, with a rear door providing direct access to the garden.

Both bedrooms are well proportioned doubles and benefit from fitted wardrobes, while the family bathroom completes the main accommodation.

The loft is fully boarded and benefits from an existing window, offering potential for conversion, subject to the necessary planning permissions and consents.

Outside, the rear garden is laid to a combination of gravel and paving, with a mature flowerbed lining the secure border. There is also a side access gate.

To the front, a driveway provides off street parking and leads to a gravelled front garden and detached garage. The garage benefits from power and lighting, an upgraded consumer unit, and is ready for a car charging port to be fitted.

LOCATION

Marlborough Drive is situated within the established residential area of Worle, with a good range of everyday amenities close at hand. Worle High Street provides a choice of shops, local businesses and services, while the wider area offers supermarkets, schools and other useful facilities.

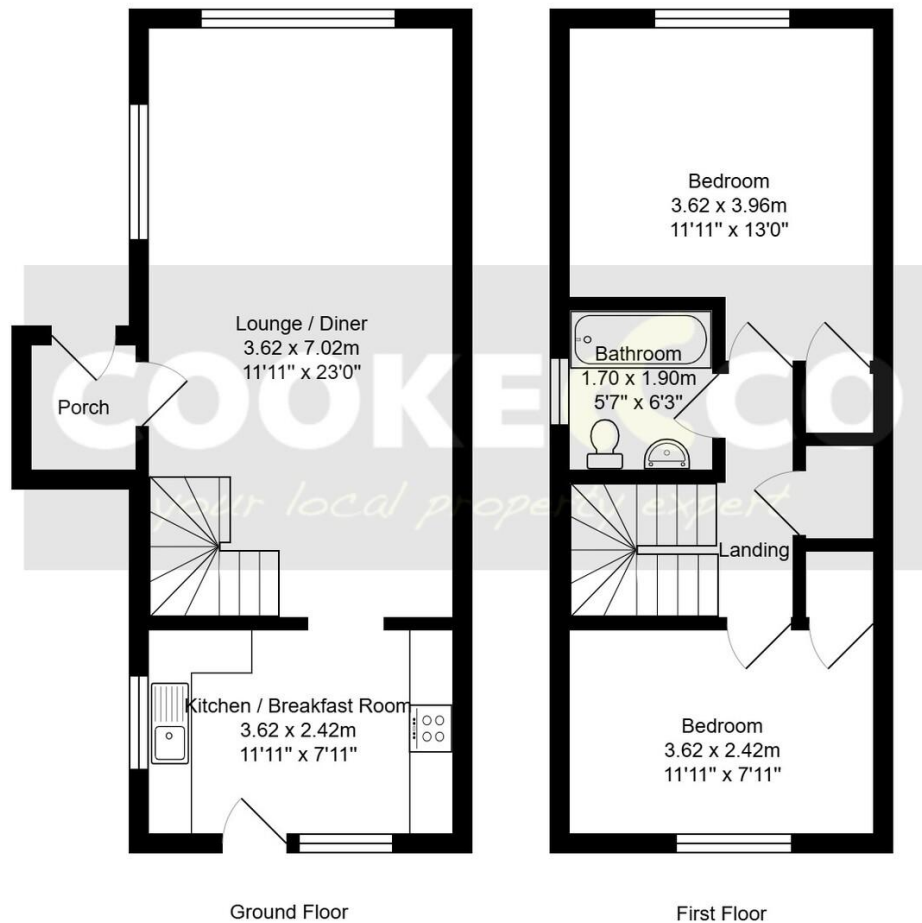
50 MARLBOROUGH DRIVE, WESTON-SUPER-MARE, BS22 6DQ

For commuters, the location is particularly practical, with Worle railway station providing regular services towards Weston-super-Mare and Bristol, while the nearby road network gives convenient access to the M5 and wider North Somerset. Bus services also connect Worle with Weston and surrounding areas.

Marlborough Drive itself sits within the Mid Worle area, offering a well established residential setting while remaining within easy reach of the amenities and transport links that make Worle a popular choice for a wide range of buyers.



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



Total Area: 71.6 m² ... 770 ft²

All measurements are approximate and for display purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	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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