



47 Stroud Way, Weston-Super-Mare, BS24 7HJ

£255,000

*** WELL PRESENTED 3 BED SEMI DETACHED THAT IS TUCKED AWAY IN A TINY LITTLE CUL-DE-SAC ***
 ABOUT 30 SECOND DRIVE FROM THE MAIN A370 ROUNDABOUT *** LIVING ROOM *** DINING ROOM
 *** KITCHEN *** CLOAKROOM *** THREE BEDROOMS *** MASTER EN-SUITE SHOWER ROOM *** FAMILY
 BATHROOM *** OFF STREET PARKING *** GARAGE WITH AN UP AND OVER DOOR *** REAR GARDEN ***
 COUNCIL TAX BAND C *** EPC - BAND C ***

Entrance Hall

Accessed via a obscure double glazed composite door, ceiling light, side aspect UPVC double glazed window, stairs leading to first floor landing, doors to the living room, cloakroom, and radiator and wooden effect Amtico flooring.

Cloakroom

A front aspect room with an obscure UPVC double glazed window, ceiling light, radiator, low level wc, wash hand basin, tiled splashbacks, patterned Amtico wood effect flooring.

Living Room

16'3 x 12'9 (4.95m x 3.89m)

A front aspect room with UPVC double glazed windows, ceiling light feature with four rotating spotlights, radiator, amtico flooring, radiator, understairs storage cupboard, an opening into the dining room.

Dining Room

9'8 x 8 (2.95m x 2.44m)

A rear aspect room with double glazed sliding patio doors, ceiling light feature with four rotating spotlights, door into the Kitchen, radiator, amtico flooring.

Kitchen

9'8 x 7'9 (2.95m x 2.36m)

A rear and side aspect room with UPVC double glazed window, and a UPVC double glazed door to the side, ceiling light, radiator, tiled effect flooring. Has been fitted with a range of base and eye level units with marble effect square edge work surfaces, one and half bowl sink, space and plumbing for washing machine, dishwasher, space for a tall fridge/freezer, integrated oven and with a gas four ring hob and extractor hood over.

First Floor Landing

Ceiling light, loft hatch giving access to roof space, side aspect UPVC double glazed window, doors to bedrooms, one, two, three and family bathroom and airing cupboard, and also a useful storage cupboard.

Main Bedroom

11'7 x 9 (3.53m x 2.74m)

A front aspect room with UPVC double glazed window, ceiling light, radiator, built in double wardrobes and with a door to an en-suite shower room.

En-Suite Shower Room

Ceiling light, extractor fan, tiled effect kardeen flooring, radiator, low level wc, wash hand basin, glazed and tiled shower enclosure with a wall mounted mains shower system over.

Bedroom Two

9'9 x 9'5 (2.97m x 2.87m)

A rear aspect room with a UPVC double glazed window, ceiling light, radiator.

Bedroom Three

A front aspect room with a UPVC double glazed window, ceiling light, radiator.

Family Bathroom

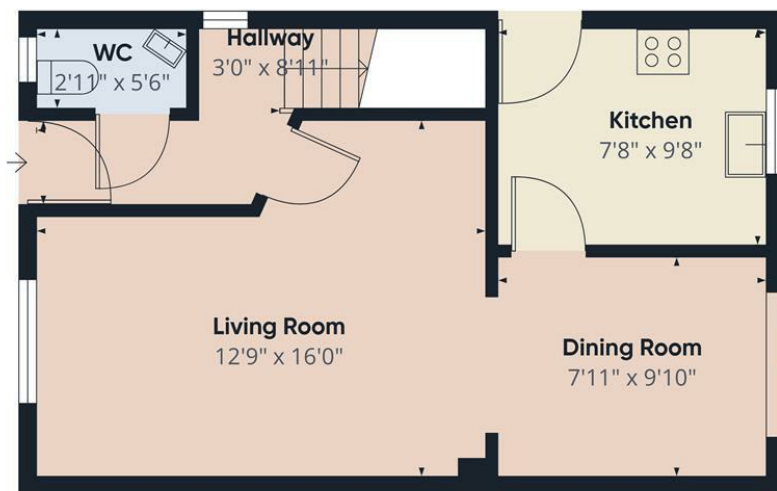
A rear aspect room with an obscure UPVC double glazed window, ceiling light, extractor fan, tiled effect kardeen flooring, low level wc, wash hand basin, radiator, tiled splashbacks, and a panel enclosed bath with a chrome mixer tap, hand held shower attachment, tiled surround, shower curtain.

Front

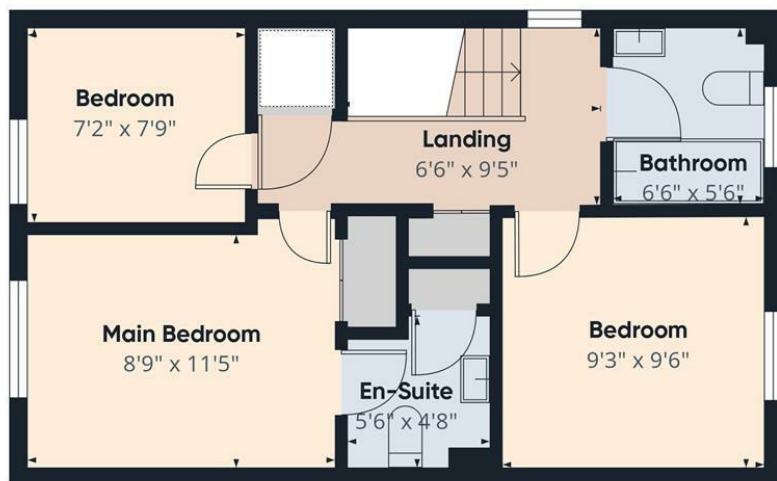
There is a low maintenance pebble garden to the front, patio/paving leading to the garage area also the driveway providing parking for at least one large vehicle, the garage has an up and over door. Pedestrian access leading to the rear of the property.

Rear

A rear garden is mostly laid to lawn with a patio paved walkway to the immediate rear, fully enclosed by panel fencing.



Floor 0



Floor 1

Approximate total area⁽¹⁾
784 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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