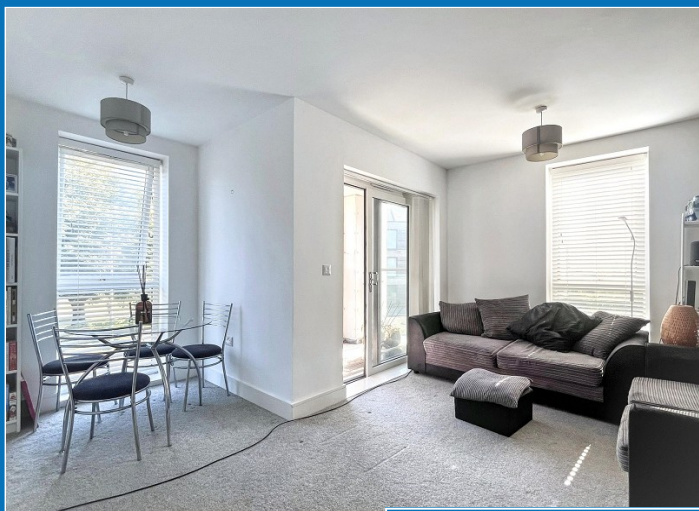




CRANWELL ROAD, LOCKING, BS24 7LW



£200,000 LEASEHOLD

Passionate about Property

NO ONWARD CHAIN! Fantastic first floor flat with two double bedrooms, en suite, open plan living room and kitchen, covered balcony and two allocated parking spaces! The property is situated in a pretty location within this ever-popular modern development, with views over the green space to the front from the balcony. Call now to arrange a viewing!

Council Tax Band: B

Location

Situated in the sought after Locking Parklands development surrounded by established Parkland and wide open spaces. Despite its enticing rural setting, Locking Parklands is conveniently situated for travel and shopping including the following: Locking village itself offers a range of local amenities including a range of Shops, a Primary School, Public House and Church. Weston-super-Mare is within a 4 mile drive and provides a more comprehensive range of shopping, leisure and schooling facilities and the area is well served by the local bus service. Private schooling is available at Sidcot, Bristol, Bath and Wells. For those travelling further afield, access to the M5 Motorway network is available at junction 21 (St Georges) and there are mainline railway connections at Weston-super-Mare and Worle Parkway, providing access to Bristol City Centre and other major towns and cities. Bristol International Airport is just a 25 minute drive away.

Entrance Hall

Carpeted flooring, built-in double cupboard, single cupboard, radiator, doors to:

Open Plan Kitchen & Living Room (15' 01" Max x 14' 04" Max) or (4.60m Max x 4.37m Max)

L-shaped living / dining space with dual aspect upvc double glazed windows and sliding patio doors to the covered balcony. Carpeted flooring. Two radiators.

Fitted contemporary kitchen with built-in appliances that include a fridge/freezer, oven, gas hob, washer / dryer and dishwasher. Gas boiler.

Covered Balcony

Decked with glazed balustrade overlooking the green-space to the front of the property.

Bathroom

Bath with shower over, WC, pedestal wash basin, heated towel radiator, vinyl flooring, part-tiled walls.





Bedroom 1 (14' 04" x 9' 0") or (4.37m x 2.74m)

Upvc double glazed window, radiator, built-in double wardrobe, carpeted flooring, door to:

En Suite

Walk-in double shower cubicle, WC, pedestal wash basin, heated towel radiator, part-tiled walls, vinyl flooring.

Bedroom 2 (12' 06" x 10' 03") or (3.81m x 3.12m)

Double bedroom with upvc double glazed window, radiator, carpeted flooring.

Parking

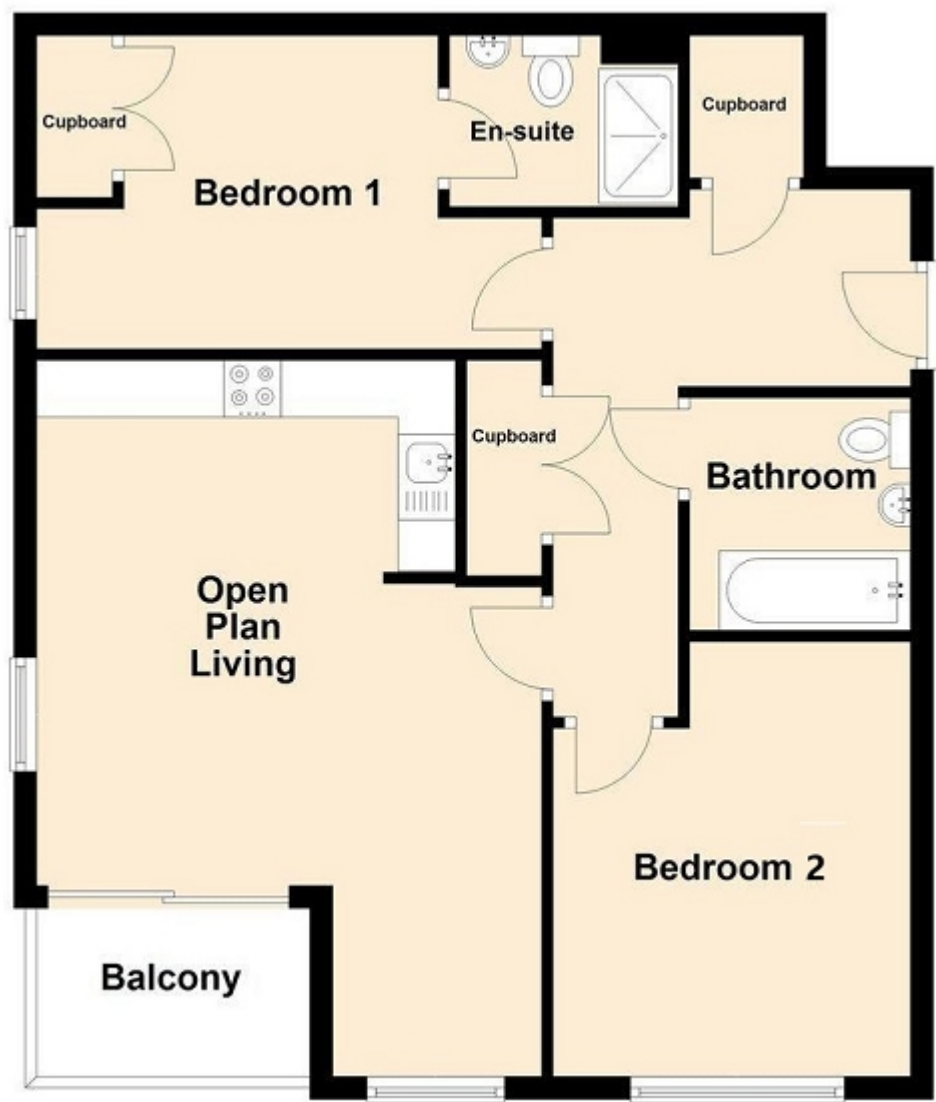
Two allocated parking spaces to the rear of the building.

Material Information

Awaiting vendor comment.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Clauses:

Tenure: Please verify with your legal adviser before proceeding with a purchase.

Measurements: All measurements are approximate.

Details: Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract