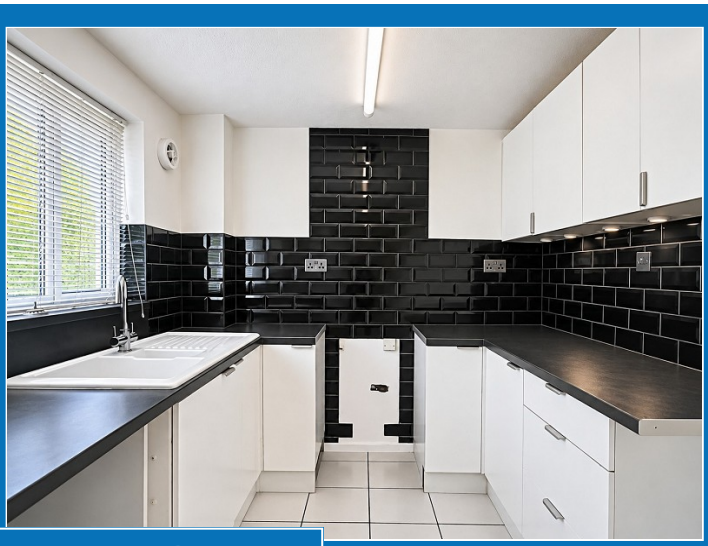


CAULFIELD ROAD, WORLE, NORTH SOMERSET. BS22 7DX





£230,000 FREEHOLD

NO ONWARD CHAIN! Two bedroom mid-terraced house situated in an excellent location, within walking distance of schools and amenities. The property has the benefit of a living / dining room, South-East facing rear garden and off-street parking for two vehicles. Call now to arrange a viewing!





Location

Situated in a sought after spot a short walk from both Priory School and Castle Batch School and local amenities, with Worle High Street a short drive away. Weston-super-Mare town centre is less than 4 miles away and provides a comprehensive range of shopping and leisure amenities for all ages. There is a choice of Schools in the area and a local bus service is available. For the commuter there are mainline railway connections at Worle Parkway and Weston-super-Mare with direct links to Bristol Temple Meads, London Paddington and other major towns and cities. M5 motorway access can be found at Junction 21(St.Georges).

Entrance Hall

Composite door with double glazed windows inset, tiled flooring. Radiator. Access to:

Kitchen (7' 06" x 7' 04") or (2.29m x 2.24m)

Re-fitted contemporary kitchen with an enamel sink, space for appliances, wall and base units, rolled edge work surfaces, a upvc double glazed window and a wall mounted gas boiler.

Living Room (16' 06" x 11' 05") or (5.03m x 3.48m)

A spacious room with upvc double glazed sliding patio doors to garden. Two radiators. Carpeted stairs to first floor.







Landing
Loft access, carpeted, doors to:

Bathroom
Upvc double glazed window. Contemporary white suite comprising jacuzzi bath, enclosed WC and wash basin, vanity unit, heated towel radiator.

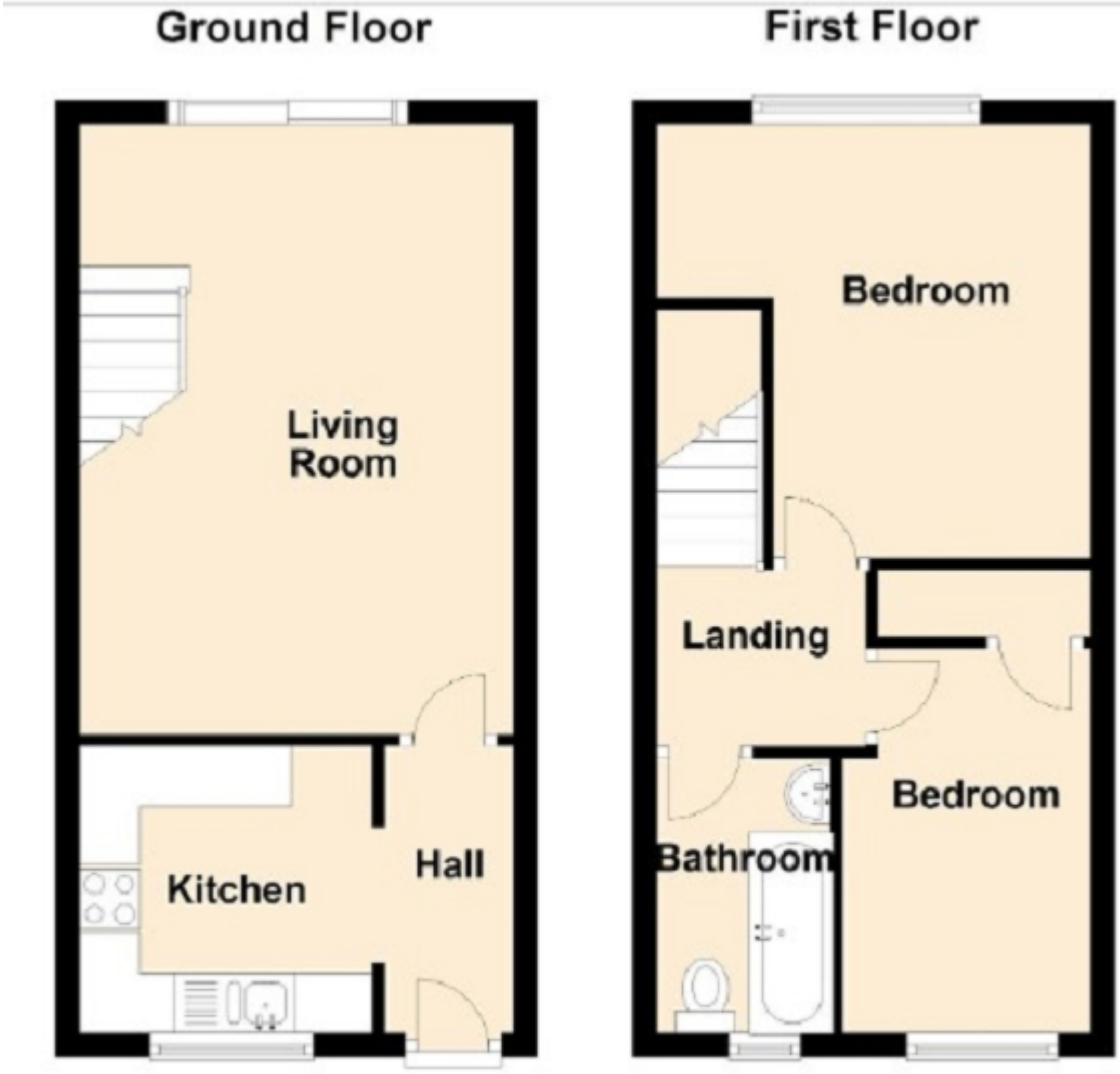
Bedroom 1 (11' 06" x 8' 04") or (3.51m x 2.54m)
Upvc double glazed window to rear. Carpeted flooring. Radiator. Built-in double wardrobe.

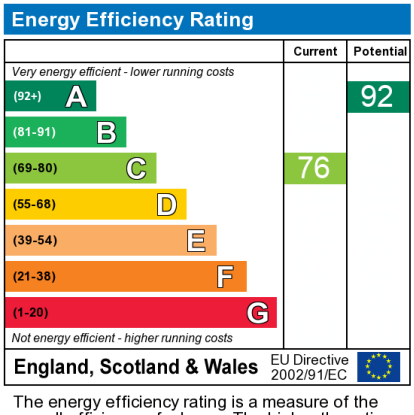
Bedroom 2 (10' 02" x 6' 05") or (3.10m x 1.96m)
Upvc double glazed window to front. Radiator. Carpeted flooring. Built-in cupboard.

Driveway
Off street parking for two vehicles. One to front of property, the other in the parking area to side.

Rear Garden
Attractively landscaped South-East facing rear garden, with stone paved and chipped seating areas that meet a small area of lawn and fenced borders.

Passionate about Property





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