



5 CARDIGAN CRESCENT, W-S-M.

£325,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- 1960'S BUNGALOW
- MATURE LOCATION
- TWO BEDROOMS
- ENCLOSED REAR GARDEN
- DRIVEWAY AND GARAGE
- NO ONGOING CHAIN

5 CARDIGAN CRESCENT, BS22 8NS



THE PROPERTY

This comfortable well-presented gas centrally heated bungalow occupies a well-established position in the Milton district of the town. It offers uPVC double glazed accommodation comprising a pleasant lounge, well fitted kitchen/dining room, two double bedrooms and a bathroom.

A long driveway provides access to an attached garage, which in turn leads into a delightful rear garden which is enclosed and offers a good degree of privacy.

There is no ongoing chain with this property, which in detail comprises.....

ENTRANCE HALL

Via uPVC entrance door. Built in cloaks cupboard and a radiator.

LOUNGE

16' 9" x 11' 4" (5.11m x 3.45m) an attractive reception room which overlooks the front garden. Feature marble style fireplace with inset electric fire. Two radiators.

KITCHEN/DINING ROOM

18' 1" x 8' 8" (5.51m x 2.64m) which again overlooks the front garden. The kitchen has an extensive range of light oak style units with ample working surface areas. Inset stainless steel sink unit, integrated electric hob and double oven. Plumbing for a washing machine. Built in store cupboard which houses the gas fired boiler. Radiator and a side door to....

LOBBY AREA

27" 8' x 3" 7" (8.43m x 1.09m) with tiled flooring and uPVC double glazed doors to the front and rear.

BEDROOM 1

11' 6" x 10' 6" (3.51m x 3.2m) with built in wardrobe, rear garden outlook and two radiators.

BEDROOM 2

10' 6" x 9' 8" (3.2m x 2.95m) again with a rear garden outlook and radiator.

BATHROOM

with panelled bath with 'Mira' shower unit pedestal wash basin, WC, radiator, electric fire and extensive tiling.

OUTSIDE

Driveway to an attached garage with up and over door, power and light. rear door to the...

ENCLOSED REAR GARDEN

which offers a good degree of privacy. Laid partly to lawn with well stocked borders, patio area and garden shed. Smaller front section.

TENURE

Freehold

5 CARDIGAN CRESCENT, WESTON-SUPER-MARE, BS22 8NS



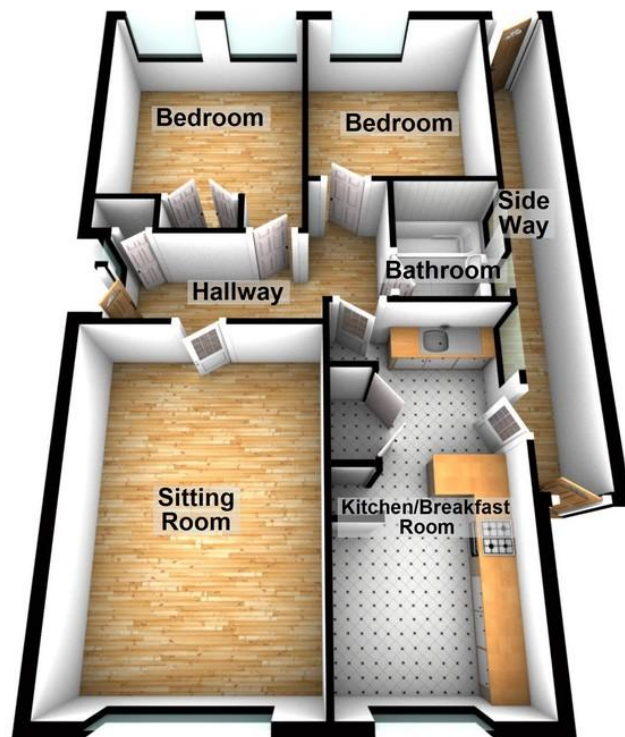
Council Tax:

Band D

Local Authority:

North Somerset District Council

Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	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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