



## 45B SWISS ROAD, WSM.

ASKING PRICE OF £200,000

**COOKE & CO**  
*your local property expert*

### PROPERTY FEATURES

- TWO BEDROOM MEWS
- MATURE LOCATION
- TINY GARDEN
- GAS CENTRAL HEATING
- PARKING
- IDEAL INVESTMENT

# 45B SWISS ROAD, BS23 3AY



## THE PROPERTY

This delightful two bedroom mews is set back from the road behind the principle Victorian houses of the area. Situated close to the town centre and railway station. The property offers compact gas centrally heated accommodation with an L-shaped lounge/kitchen, two bedrooms and a bathroom. Outside there is a small sitting out area and parking for one.

## In detail it offers.

### ENTRANCE DOOR

### SMALL PORCH AREA

### LIVING ROOM

12' 9" x 12' (3.89m x 3.66m) a pleasant reception room with radiator and under stair cupboard.

### KITCHEN AREA

7' 1" x 7' 1" (2.16m x 2.16m) with a range of built in units. Ample working surfaces. Inset stainless steel sink unit. Ideal gas fired boiler and plumbing for a washing machine.

### FIRST FLOOR LANDING

### BEDROOM 1

8' 3" x 7' 9" (2.51m x 2.36m) with built in store cupboard/wardrobe and a radiator.

### BEDROOM 2

7' 5" x 7' 5" (2.26m x 2.26m) with radiator and skylight window.

### BATHROOM

with white suite comprising panelled bath with shower attachment, wash basin, WC and radiator.

### OUTSIDE

Small outside seating area.  
One car parking space.

### TENURE

Freehold

# 45B SWISS ROAD, WESTON-SUPER-MARE, BS23 3AY



**Council Tax:**

Band A

**Local Authority:**

North Somerset District Council

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Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B		
69-80	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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