



## 67 WALFORD AVENUE

ASKING PRICE OF £235,000

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

### PROPERTY FEATURES

- WELL PRESENTED
- TWO BEDROOM HOUSE
- KITCHEN/DINER
- LOUNGE
- MASTER EN-SUITE
- DOWNSTAIRS WC
- ENCLOSED REAR GARDEN
- GARAGE & PARKING
- NO ONWARD CHAIN

# 67 WALFORD AVENUE, WESTON-



## THE PROPERTY

Well presented two bedroom house in St Georges with views over fields. Built by a local builder 'Meadowmead' the property offers a master bedroom with fitted wardrobes & en-suite, downstairs cloakroom, lounge, kitchen/diner overlooking a fully enclosed rear garden with gated access to the garage.

## FRONT GARDEN

Laid to chippings. Composite front door with obscured double glazed panels leading to:

## ENTRANCE HALL

With radiator.

## DOWNSTAIRS CLOAKROOM

WC, pedestal wash basin and radiator.

## LOUNGE

14' 6" x 10' 7" (4.42m x 3.23m) Double glazed window to the front, radiator.

## KITCHEN/DINER

13' 9" x 8' 7" (4.19m x 2.62m) Range of wall and base units, built in oven and hob, inset one and a half bowl sink, space for washing machine and fridge freezer, double glazed window and double glazed French doors to the rear.

## BEDROOM ONE

13' 3" x 10' 7" (4.04m x 3.23m) Built in wardrobes, double glazed window to the rear, cupboard housing a wall mounted boiler, archway to:

## ENSUITE

Double glazed window to the rear, pedestal wash basin, tiled shower enclosure with electric shower.

## BEDROOM TWO

10' 2" x 7' 4" (3.1m x 2.24m) Double glazed window to the front, radiator.

## BATHROOM

Double glazed window to the front, radiator, three piece white bathroom suite.

## REAR GARDEN

Easily maintained fully enclosed rear garden laid to paved areas with gravel area and gated access to the parking area and garage.

## GARAGE

Single garage which is leasehold and situated under a nearby coach house.

## TENURE

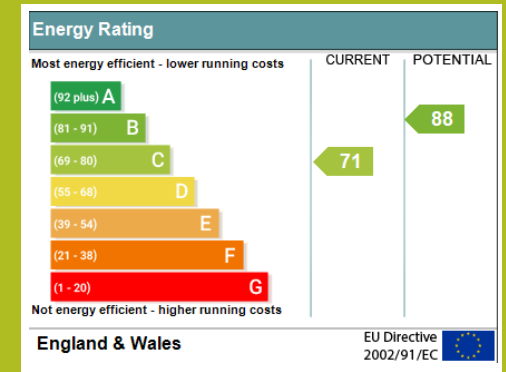
Freehold house, leasehold garage.



# 67 WALFORD AVENUE, WESTON-SUPER-MARE, BS22 7RD



**Council Tax:**  
Band B  
**Local Authority:**  
North Somerset District Council



Cooke & Co

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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

