







36 STATION ROAD BS22, 7XL ASKING PRICE OF £465,000



PROPERTY FEATURES

- BEAUTIFULLY PRESENTED DETACHED HOUSE
- THREE/ FOUR BEDROOMS TWO RECEPTION ROOMS

STUNNING CONSERVATORY
GATED PARKING FOR
SEVERAL CARS

36 STATION ROAD, ST GEORGES



STUDY / BEDROOM FOUR

 $10^{\circ}\ 10^{\circ}\ x\ 10^{\circ}\ 2^{\circ}\ (3.3m\ x\ 3.1m)$ UPVC double glazed windows, wall radiator, soft carpet with under floor heating, idea room for a study/office or a fourth bedroom.

KITCHEN

25' 7" x 7' 10" (7.8m x 2.39m) Long Spacious Kitchen, with UPVC double glazed windows, ceramic floor ties and underfloor heating, There are a range of wall and base units with twin sink and drainer with chrome mixer tap. Belling Range gas hob and electric oven.

SITTING ROOM

19' 2" x 12' 0" (5.84m x 3.66m) UPVC double glazed windows, wall radiator dual fuel fireplace. staircase to first floor, door leading to porch and rear garden,

PORCH

6' 66" x 6' 09" (3.51m x 2.06m) UPVC double glazed windows, and a wooden stable door leading into rear garden, tiled flooring

LOUNGE

14' 29" x 12' 10" (5m x 3.91m) Lovely relaxing lounge, fireplace with an electric fire but could be

opened up again, double bifold timber doors leading into impressive conservatory.

CONSERVATORY

 $19'\ 0"\ x\ 15'\ 52"\ (5.79m\ x\ 5.89m)$ UPVC double glazed windows and doors leading into the rear garden. with rotating fans, timber flooring. Very impressive addition to the property.

DOWN STAIRS BATH/SHOWER ROOM

15' 5" x 8' 6" (4.7m x 2.59m) This spacious bathroom with UPVC double glazed windows offers a whirlpool bath with chrome mixer taps with hand head shower, large walk in shower white suite comprising of wash hand basin with chrome taps WC with laminated flooring wall radiator and heated panel towel rail.

BEDROOM ONE

 $12'\ 24''\ x\ 12'\ 05''\ (4.27m\ x\ 3.78m)$ UPVC double glazed windows , wall radiator, fitted wardrobes and shower room

BEDROOM TWO

 $13'\ 0"\ x\ 11'\ 0"\ (3.96m\ x\ 3.35m)$ UPVC double glazed windows, wall radiator, ceiling fan. good size double bedroom

BEDROOMTHREE

10' 9" x 9' 0" (3.28m x 2.74m) UPVC double glazed windows, wall radiator, access to the loft, The loft has a loft ladder

FAMILY BATHROOM

9' 72" x 5' 34" (4.57m x 2.39m) UPVC double glazed windows, wall radiator, white suite comprising of bath with chrome hand held shower and taps. wash hand basin with chrome taps and storage cabinet underneath WC. with laminated flooring

36 STATION ROAD, WESTON-SUPER-MARE, BS22 7XL









Council Tax:

Band E

Local Authority:

North Somerset District Council







Score	Energy rating		Current	Potential
92+	Α			
81-91	В			
69-80	C			73 C
55-68	D			
39-54	E		50 E	
21-38		F		
1-20		G		

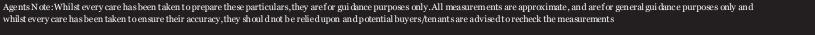
Cooke & Co.

OFFICE CONTACT INFO

236 High Street Worle Weston-Super-Mare Avon BS22 6JE

01934 522244 enquiries@cookeproperty.co.uk www.cookeproperty.co.uk

whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/ten ants are advised to recheck the measurements



your local property expert