



33 GRAHAM ROAD, WESTON-

ASKING PRICE OF £462,500

COOKE & CO
your local property expert

PROPERTY FEATURES

- LOVELY FIVE BEDROOM PERIOD PROPERTY
- SELF CONTAINED ANNEX WITH SEPARATE ENTRANCE
- SITTING ROOM WITH OPEN FIRE
- CELLAR/BASEMENT ROOM

33 GRAHAM ROAD, WESTON-SUPER-



FRONT OF PROPERTY

Driveway for two / Three vehicles, gated area leading to front door to main house and front door to Annex

ENTRANCE HALL

7' 1" x 23' 10" (2.16m x 7.26m) Stairs to first floor and basement, ornate ceiling rose, radiator, stripped wood flooring and door to

SITTING ROOM

19' 8" x 13' 7" (5.99m x 4.14m) Double glazed bay window to the rear, Stripped wooden flooring, open fire, ornate ceiling rose, wall radiator

KITCHEN/DINER

14' 0" x 14' 01" (4.27m x 4.29m) Double glazed windows and door leading to the rear garden, breakfast bar/island, Rangemaster, Belfast double sink. Wall and base units with under unit lighting, space for washing machine, dishwasher and fridge freezer, pine stripped wooden flooring, wall radiator

CLOAKROOM/WET ROOM

15' 1" x 5' 4" (4.6m x 1.63m) Double glazed window to the rear with stain glass feature, WC, walk in shower, fully tiled, sink bowl in wooden unit, tiled floor, wall radiator

BASEMENT/CELLAR/WORKSHOP

26' 0" x 11' 01" (7.92m x 3.38m) Wooden floor boards, wooden work benches, great as a wine cellar or gym, this area could quite easily be converted to additional living accommodation

LANDING

Double glazed window to the side, second steps to split level landing up to further rooms

BATHROOM

15' 3" x 3' 9" (4.65m x 1.14m) Double glazed window to front and rear, free standing bath with hand held shower, built in sink in wooden unit, WC, wall radiator

BEDROOM ONE

15' 1" x 13' 8" (4.6m x 4.17m) Double glazed window to the rear, ornate ceiling feature, wall radiator, TV point

BEDROOM TWO

14' 2" x 13' 10" (4.32m x 4.22m) Double glazed window to the rear, wall radiator

BEDROOM THREE

13' 7" x 9' 1" (4.14m x 2.77m) Double glazed window to the front, wall radiator

BEDROOM FOUR

8' 0" x 7' 8" (2.44m x 2.34m) Double glazed window to the rear, wall radiator

ANNEX ENTRANCE

Separate entrance to side of property. Double glazed front door leading into sitting room

SITTING ROOM

13' 9" x 8' 0" (4.19m x 2.44m) Double glazed window to the front, wooden flooring, water radiator

GALLEY KITCHEN

8' 9" x 4' 5" (2.67m x 1.35m) Remote Velux window, Sink and drainer, electric hob, electric oven, wall and base units, space for fridge freezer, sliding door to bathroom, door to bedroom

33 GRAHAM ROAD, WESTON-SUPER-MARE, BS23 1YA

SHOWER ROOM

8' 5" x 3' 2" (2.57m x 0.97m) Walk in shower, sink in unit storage cupboard, WC, heated chrome towel rail, tiled floor

BEDROOM FIVE

10' 4" x 10' 4" (3.15m x 3.15m) Double glazed window, wall radiator, door access to main house

REAR GARDEN

Private garden with decked area, steps leading down to a further large decked area, large studio, two storage sheds, Children's play area, side gate leading to additional private courtyard with covered area and double gates leading to front of property

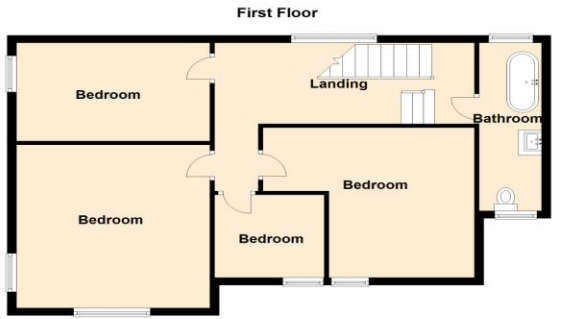
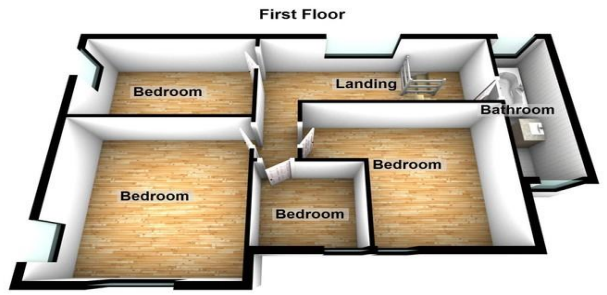
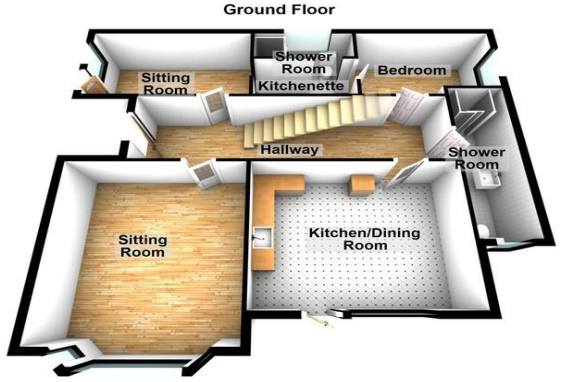


Council Tax:

Band E

Local Authority:

North Somerset District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 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

