



53 CHARLOCK ROAD, W-S-M BS22 8NQ

£199,995

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PROPERTY FEATURES

- MID TERRACED HOUSE
- TWO BEDROOMS
- FITTED KITCHEN
- LOUNGE DINER
- ENCLOSED REAR GARDEN
- SINGLE GARAGE
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- NO ONWARD CHAIN

53 CHARLOCK ROAD, W-S-M BS22 8NQ 2 1 1 C

FRONT OF PROPERTY

The front garden is laid to chippings, entrance into:

HALL

Radiator, consumer unit, archway to the kitchen.

KITCHEN

7' 8" x 7' 7" (2.34m x 2.31m) Double glazed window to the front, range of base units with worktop over, inset single drainer sink, built in oven with hob over, wall mounted Vaillant boiler.

LOUNGE/DINER

16' 7" x 11' 8" (5.05m x 3.56m) Double glazed patio doors leading to the rear garden, stairs to the first floor and two radiators.

LANDING

Storage cupboard, access to roof void.

BEDROOM ONE

11' 7" x 9' 9" (3.53m x 2.97m) Double glazed window to the rear, radiator and built in wardrobe.

BEDROOM TWO

10' 7" x 6' 7" (3.23m x 2.01m) Double glazed window to the front, radiator and built in wardrobe.

BATHROOM

Obscured double glazed window to the front, radiator, white suite comprising of bath with mains shower over,

OUTSIDE

Rear garden is laid to artificial grass, chippings with a raised decking area.

Single garage is located to the right of the property, it is in a block of 3 and is the furthest one to the right.

53 CHARLOCK ROAD, WESTON-SUPER-MARE, BS22 8NQ



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

OFFICE CONTACT INFO

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	90 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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