



27 SELWOOD CLOSE, W-S-M BS22 8LF

£200,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- SEMI DETACHED HOUSE
- TWO BEDROOMS
- LOUNGE/DINER
- KITCHEN
- GOOD SIZED GARDEN
- GARAGE & PARKING
- CUL DE SAC LOCATION
- EPC C
- NO ONWARD CHAIN

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ENTRANCE HALL

Door to kitchen & door to lounge/diner.

LOUNGE/DINER

16' 8" x 12' 7" (5.08m x 3.84m) Radiator, UPVC double glazed French doors to the garden, spiral staircase to the first floor.

KITCHEN

7' 9" x 7' 7" (2.36m x 2.31m) UPVC double glazed window to the front, part finished, offers space for white good, cooker and stainless steel single drainer sink.

BEDROOM ONE

12' 6" x 8' 10" (3.81m x 2.69m) Radiator, UPVC double glazed window to rear & a cupboard.

BEDROOM TWO

12' 6" x 7' 11" (3.81m x 2.41m) Radiator, UPVC double glazed window to the front, cupboard.

BATHROOM

7' 5" x 4' 11" (2.26m x 1.5m) UPVC double glazed window to the side, white suite including WC, wash basin and bath with shower.

FRONT OF PROPERTY

Driveway to side leading to a garage with up and over door, lawned area.

REAR OF PROPERTY

Enclosed garden, partly laid to lawn and partly laid to patio, side gate to drive.

GARAGE

Up and over door to the front, rear pedestrian door to the garden.

PLEASE NOTE

ALL SERVICES/APPLIANCES HAVE NOT AND WILL NOT BE TESTED.

27 SELWOOD CLOSE, WESTON-SUPER-MARE, BS22 8LF



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		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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