







135 MOORLAND ROAD, W-S-M BS23 4HU ASKING PRICE OF £304,950



PROPERTY FEATURES

- PERIOD HOUSE
- TWO DOUBLE BEDROOMS
- MASTER WITH ENSUITE
- BESPOKE KITCHEN
- SUNNY REAR GARDEN
- WORKSHOP/OFFICE

DOUBLE GLAZING

- GAS CENTRAL HEATING •
- NO ONWARD CHAIN
 - COUNCIL TAX BAND C

OFF ROAD PARKING

EPC D

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ENTRANCE

Entrance via front door, stairs to first floor

LIVING ROOM

15' 9" x 14' 11" (4.8m x 4.55m) Double-glazed window to front, radiator, wood burner with cast iron surround.

KITCHEN/DINER

14' 4" x 11' 5" (4.37m x 3.48m) Double-glazed window, double glazed French doors leading to courtyard area. Range of base & wall units with hardwood worktops over, Belfast sink, integrated dishwasher, washer dryer, fridge, Rangemaster range cooker, cupboard housing central heating boiler

LANDING

Stained glass window, radiator

BEDROOM 1

15' 9" \times 14' 3" $(4.8m \times 4.34m)$ Double-glazed window to front, radiator

ENSUITE

Obscure double-glazed window to side, white suite comprising low level W.C, vanity unit and shower enclosure with mains shower

BEDROOM 2

 $12'\ 1''\ x\ 10'\ 9''\ (3.68m\ x\ 3.28m)$ Double-glazed window to rear, radiator

BATHROOM

Double-glazed window to the side, heated towel rail, white suite comprising 'claw foot' bath, corner vanity unit, low level W.C

OUTSIDE

Off road parking to the front for one vehicle

Fully enclosed rear garden with storage shed, lawned area and further area where the workshop/office is located

Workshop/office - 15'4" x 12'4" - double glazed French doors and double-glazed window overlooking the garden

Adjoining Storage shed - accessed via a double-glazed door

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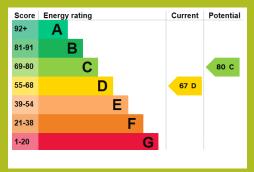
Council Tax:

Band A

Local Authority:

North Somerset District Council





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for gui dance purposes only. All measurements are approximate, and are for general gui dance 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

