







8 HAZELDENE ROAD, MILTON BS23 2XL ASKING PRICE OF £194,950



PROPERTY FEATURES

- PERIOD PROPERTY
- FIRST FLOOR FLAT
- TWO BEDROOMS
- KITCHEN/BREAKFAST ROOM •
- BAY FRONTED LOUNGE
- DOUBLE GLAZING

- GAS CENTRAL HEATING
- OFF ROAD PARKING
- NO ONWARD CHAIN

8 HAZELDENE ROAD, WESTON-

Cooke & Co are delighted to offer for sale this attractive well maintained period two bedroom first floor flat, favourably positioned on a quiet road in the popular Milton area, within walking distance to Ashcombe Park and local bus routes. The property briefly comprises of two bedrooms, kitchen/breakfast room boasting views across Weston, lounge with a large bay window and attractive fire place with electric living flame fire inset, bathroom, and separate toilet.

Property tenure – Crossover leasehold

Disclaimer – please be advised this property is owned by a member of staff at Cooke & Co.

FRONT OF PROPERTY

Iron gate leading to enclosed stone walled garden. Pathway leading to front door, off road parking for one vehicle laid to stone chippings

ENTRANCE HALL

Main communal entrance hall, housing gas meter & consumer unit, door leading to stairs to first floor flat

DINING HALL AREA

Spacious dining hall with sky light, radiator and doors leading to, kitchen, bedroom, cloakroom, bathroom & lounge

KITCHEN/BREAKFAST ROOM

11' 6" x 12' 9" (3.51m x 3.89m) Real wood floorboards, range of base units with worktop over and breakfast bar. Space for washing machine and fridge freezer. Integrated electric oven, gas hob, tiled splash backs, Worcester combi boiler, large storage cupboard, loft access with built in pull down ladder, radiator double glazed window to rear

BEDROOM ONE

10' 2" x 13' 0" (3.1m x 3.96m) Radiator, double glazed window to the front

BEDROOM TWO

10' 9" x 11' 5" (3.28m x 3.48m) Radiator, double glazed bay window to the rear

BATHROOM

Bath with mains shower overhead, sink, towel rail radiator, double glazed obscure window to side

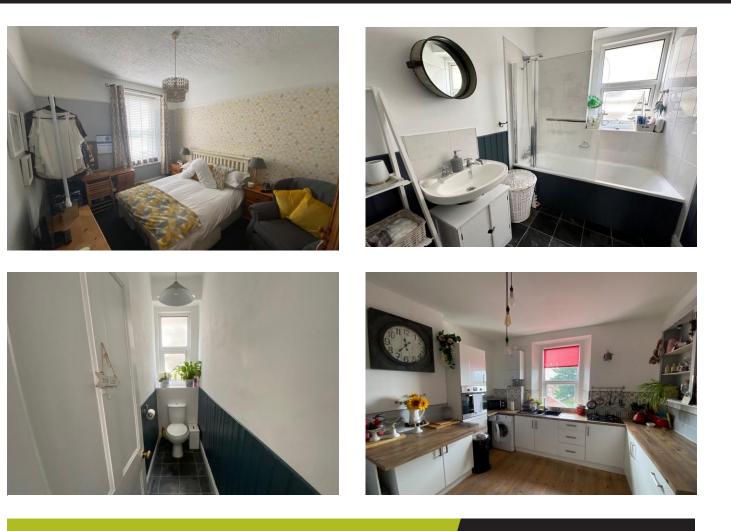
CLOAKROOM

WC, double glazed obscure window to side

LOUNGE

 $13' 2" \times 16' 1" (4.01m \times 4.9m)$ Double glazed bay window to front, feature fireplace with slate hearth and inset living flame electric fire, radiator

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Council Tax: Band B **Local Authority:** North Somerset District Council FIRST FLOOR 799 sq.ft. (74.3 sq.m.) approx.



OFFICE CONTACT INFO

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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



