



## 8 HAZELDENE ROAD, MILTON BS23 2XL

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### ASKING PRICE OF £194,950

**COOKE & CO**  
*your local property expert*

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

# 8 HAZELDENE ROAD, MILTON, BS23 2XL



**Council Tax:**

Band B

**Local Authority:**

North Somerset District Council

FIRST FLOOR  
799 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA: 799 sq.ft. (74.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	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.

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