



## 42 MARLBOROUGH DRIVE, WORLE

### ASKING PRICE OF £260,000

**COOKE & CO**  
your local property expert

#### PROPERTY FEATURES

- TERRACED BUNGALOW
- TWO BEDROOMS
- LEVEL LOCATION
- SMALL CONSERVATORY
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- SMALL ALLOTMENT AREA
- WELL MAINTAINED GARDENS
- EPC C

# 42 MARLBOROUGH DRIVE, WORLE



Cooke & Co are delighted to offer for sale this well presented terraced two-bedroom bungalow, set on a quiet road in a convenient level location close to Worle High Street, local bus routes, shops and cafes. The property briefly comprises of one double bedroom and one single bedroom with built in wardrobes, bathroom with mains overhead shower, kitchen with a small conservatory which leads to an attractive low maintenance garden, as well as a separate small allotment area! The bungalow boasts a boarded and double insulated loft with shelving making for great storage, new wall cavity insulation and a garage with parking!

## FRONT OF PROPERTY

Driveway leading to garage with up & over door, housing Worcester boiler 11 years old, electric supply & gas meter, pathway laid to slabs lading to front door, front garden laid to lawn

## ENTRANCE HALL

Double glazed obscure door leading into porch, double glazed obscure door leading into small lobby, consumer unit approx.10years old

## LIVING ROOM

13' 3" x 12' 0" (4.04m x 3.66m) Bay fronted double glazed window to front, radiator

## HALLWAY

Doors leading to kitchen, bedrooms & bathroom, loft access which is boarded, fully insulated with shelving

## KITCHEN/BREAKFAST ROOM

11' 7" x 8' 6" (3.53m x 2.59m) Range of wall and base units with worktop over, breakfast bar, single sink/drain, tiled splashbacks, space for cooker, washing machine & upright fridge/freezer, double glazed obscure door leading to double glazed conservatory & patio sliding door leading to garden

## BATHROOM

Bath with mains overhead shower, WC, sink, obscured double glazed window to front

## BEDROOM ONE

11' 7" x 9' 6" (3.53m x 2.9m) Double glazed window to rear, radiator

## BEDROOM TWO

8' 7" x 6' 5" (2.62m x 1.96m) Built in wardrobes, radiator, double glazed window to rear

## REAR GARDEN

Laid to patio slabs and lawn, variety of shrubs, gate leading to secure shared access pathway and allotment area & shed belonging to the property.

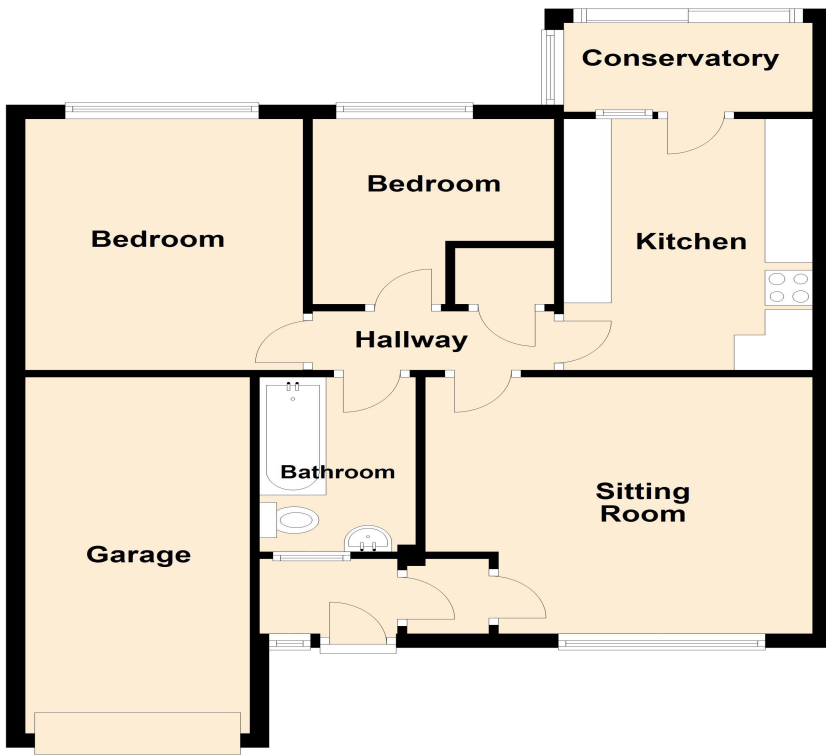


# 42 MARLBOROUGH DRIVE, WORLE BS22 6DQ



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

## Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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## 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.

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