



## **38 METHWYN CLOSE, LOCKING CASTLE**

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### **ASKING PRICE OF £179,950**

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

#### **PROPERTY FEATURES**

- MID TERRACE HOUSE
- TWO BEDROOMS
- LOUNGE
- KITCHEN/DINER
- CONSERVATORY
- FAMILY BATHROOM
- D/GLAZING & GAS C/HEATING
- TWO ALLOCATED PARKING SPACES
- NO ONWARD CHAIN

# 38 METHWYN CLOSE, BS22 8LD



Cooke & Co are delighted to offer for sale with NO CHAIN this TWO BEDROOM mid terrace house, located on a cul-de-sac in Locking Castle, close to Hutton Moor Leisure Centre and a variety of shops. The property briefly comprises of lounge, Kitchen, conservatory, enclosed garden and TWO ALLOCATED PARKING SPACES.

## FRONT OF PROPERTY

Front garden laid to lawn, pathway leading to entrance - two allocated parking spaces to the left of the property

## ENTRANCE

UPVC door leading into lounge

## LOUNGE

13' 6" x 12' 1" (4.11m x 3.68m) Stairs leading to first floor, double glazed window to front, radiator, wall mounted consumer unit

## KITCHEN

12' 1" x 9' 5" (3.68m x 2.87m) A range of wall and base units with work top over, tiled splash backs, single stainless steel sink, space of cooker, plumbing for washing machine, wall mounted Worcester boiler, radiator

## CONSERVATORY

8' 9" x 7' 9" (2.67m x 2.36m) Part bricked and double glazed, door leading to rear garden

## LANDING

Roof void

## BEDROOM ONE

9' 7" x 8' 7" (2.92m x 2.62m) Recess 12' x 2' - double glazed window to front, radiator, storage cupboard

## BEDROOM TWO

10' 1" x 6' 5" (3.07m x 1.96m) Double glazed window to rear, radiator, built in double wardrobe

## BATHROOM

Three piece suite comprising panel bath with mixer taps and mains over head shower, pedestal sink, WC, part tiled, extractor fan

## REAR GARDEN

Fully enclosed garden with gated rear access, laid to lawn and stone chippings

**Tenure – Leasehold no charges**

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
35-54	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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