



# 144 EARLHAM GROVE, WSM

£275,000

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*your local property expert*

## PROPERTY FEATURES

- NO ONWARD CHAIN
- THREE DOUBLE BEDROOMS
- OFF STREET PARKING
- SEMI-DETACHED HOME
- SOUTH FACING GARDEN
- FREEHOLD PROPERTY

# 144 EARLHAM GROVE, WESTON-



Offered with no onward chain, this extended three double bedroom home offers well-balanced accommodation and would suit a range of buyers, including families and investors. The property provides generous internal space and briefly comprises an entrance hall, a front lounge with bay window, and a separate dining room with French doors opening onto the rear garden. The kitchen is fitted with a range of units and is complemented by a further reception room created by a single-storey side extension, along with a convenient ground floor WC.

To the first floor, the landing leads to three double bedrooms, all of good proportions, and a fully tiled family bathroom.

Externally, the property benefits from off-street parking to the front for multiple vehicles. To the rear is a generously sized, south-facing garden, predominantly laid to lawn with a patio seating area. Additional features include a brick-built storage room/workshop and a separate shed, offering useful external storage.

## LOCATION

Earlham Grove is a popular and well-established residential area within Weston-super-Mare, known for its convenience and accessibility. The location offers easy access to a range of local amenities, including shops, schools, and everyday services, making it suitable for families, professionals, and commuters. Weston town centre and the train station are both within reasonable reach, providing straightforward links to Bristol and surrounding areas. The area is also well positioned for road access via the A370 and M5, while nearby parks and open spaces add to the appeal, offering a practical and well-connected place to live.

## HALL

13' 1" x 7' 10" (4.0m x 2.4m) UPVC double glazed window to side, stairs to first floor, laminate wood flooring, radiator.

## LOUNGE

12' 5" x 10' 2" (3.8m x 3.1m) UPVC double glazed bay window to front, electric fireplace with decorative surround, radiator, laminate wood flooring.

## DINING ROOM

12' 9" x 11' 9" (3.9m x 3.6m) UPVC double glazed French windows to rear, electric fireplace, radiator, laminate wood flooring.

## KITCHEN

8' 6" x 8' 6" (2.6m x 2.6m) UPVC double glazed window to rear, wall and floor mounted cupboards with countertop over, inset stainless steel sink and drainer, space and plumbing for cooker and washing machine, tiled flooring.

## RECEPTION ROOM

13' 1" x 6' 2" (4.0m x 1.9m) UPVC double glazed windows to front and side, access to rear garden via side door, radiator, tiled flooring.

## WC

4' 7" x 3' 3" (1.4m x 1.0m) UPVC double glazed window to side, hand wash basin, low level WC, tiled flooring

## LANDING

Access to all first floor rooms, UPVC double glazed window to side, flooring laid to carpet.

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## BEDROOM

12' 9" x 11' 9" (3.9m x 3.6m) UPVC double glazed windows to rear, fitted wardrobe, radiator, flooring laid to carpet.



## BEDROOM

12' 5" x 10' 2" (3.8m x 3.1m) UPVC double glazed windows to front, fitted wardrobe, radiator, flooring laid to carpet.



## BEDROOM

8' 10" x 8' 6" (2.7m x 2.6m) UPVC double glazed window to rear, radiator, flooring laid to carpet.



## BATHROOM

7' 10" x 6' 10" (2.4m x 2.1m) UPVC double glazed window to front, bath with shower over, hand was basin, low level WC, tiled walls and floor.

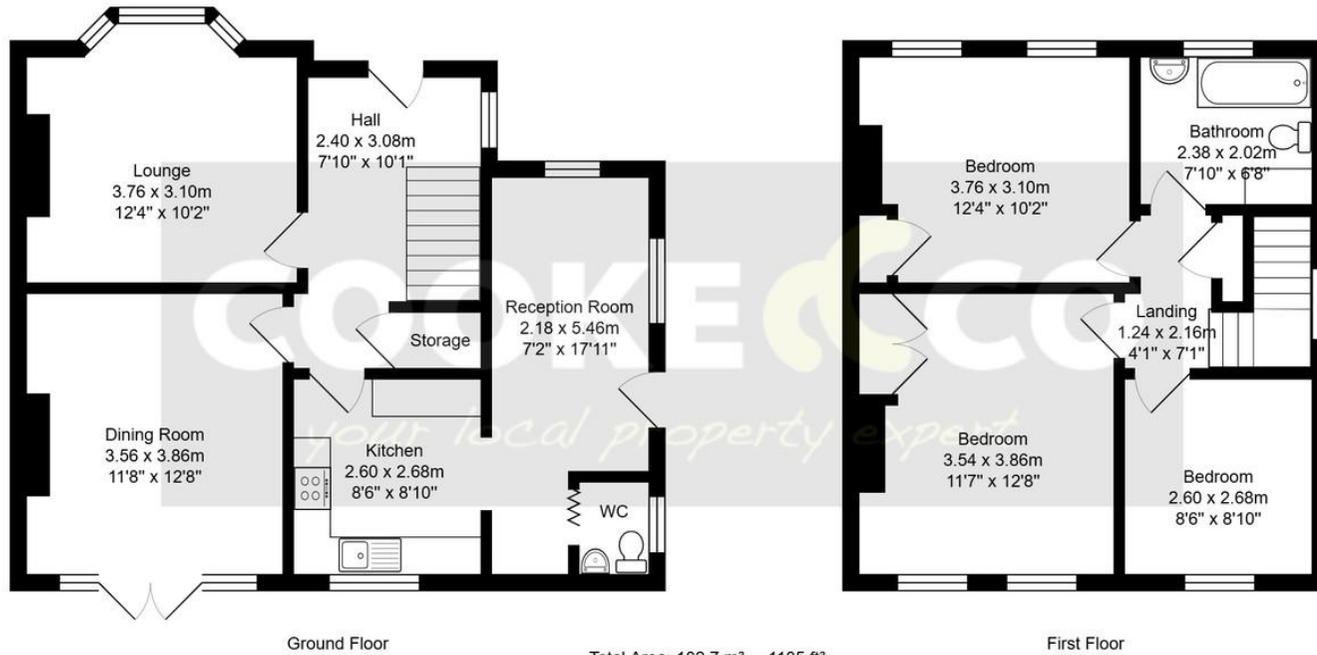


## Council Tax:

Band B

## Local Authority:

North Somerset Council



All measurements are approximate and for display purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 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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