



GROUND FLOOR  
APPROX. FLOOR  
AREA 572 SQ.FT.  
(53.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 966 SQ.FT. (89.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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# Fulmar Road, Worle BS22 6YU

## Asking Price: £215,000 Freehold

- THREE BEDROOMS
- LOUNGE/DINER
- KITCHEN
- ENCLOSED REAR GARDEN
- FRONT AND REAR GARDENS
- IDEAL PROJECT FOR RENOVATION

This three bedroom end-of-terrace house with a good size lounge diner, kitchen, off street parking and a garage to the side in need of modernisation, this property also benefits from a really lovely enclosed private rear garden.



### Worle Sales

179 High Street, Worle  
Weston-super-Mare, North Somerset, BS22 6JA  
t: **01934 512537**  
e: worle@cjhole.co.uk

[www.cjhole.co.uk](http://www.cjhole.co.uk)

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Freehold







**Hall** UPVC door to front, radiator, phone point and door to

**Kitchen** 10'6" x 7'1" (3.2m x 2.16m) Fitted with a range of wall and base units with roll edge worktops over, one and a half bowl composite sink, tiled splashbacks, four ring gas hob with electric oven under and extractor hood over, space for under counter fridge, space and plumbing for washing machine and dryer and UPVC double glazed window to front.

**Lounge/Diner** 15'9" x 19'4" (4.8m x 5.9m) Door to under stairs storage cupboard, door to stairs leading to first floor, coved ceiling, two radiators, TV point, marble fireplace and surround with remote control living flame gas fire, UPVC double glazed patio doors leading to rear garden and UPVC double glazed window to rear.

**First Floor Landing** With doors to

**Bedroom 1** 11'3" x 9'7" (3.43m x 2.92m) UPVC double glazed window to front and radiator.

**Bedroom 2** 10'7" x 9'7" (3.23m x 2.92m) UPVC double glazed window to rear, built in double wardrobe and radiator.

**Bedroom 3** 7'2" x 7'4" (2.18m x 2.24m) UPVC double glazed window to rear, built in cupboard and radiator.

**Bathroom** 5'6" x 7'3" (1.68m x 2.2m) Fitted with a three piece white suite comprising of bath with mains shower over and glass screen, low level WC and pedestal wash hand basin, radiator, door to storage cupboard, radiator and UPVC double glazed window to front.

**Front Garden** The front of the property is mainly laid to lawn with a mature tree in the centre, paved pathway leading to the front door, gated access to the rear garden and driveway giving off street parking for two vehicles and leading to the

**Garage** With up and over door, power and light.

**Rear Garden** Enclosed by timber lap fencing and hedging, mainly laid to lawn, paved patio adjacent to the property, pathway leading to the rear garden, mature tree and shrubs and garden shed and gated access leading to the driveway.

**DRAFT COPY AWAITING VENDORS APPROVAL**

