



280 MILTON ROAD, MILTON

ASKING PRICE OF £120,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- FIRST FLOOR FLAT
- ONE BEDROOM
- LOUNGE
- KITCHEN
- SHOWER ROOM/WET ROOM
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- GARDENS & PARKING
- NO ONWARD CHAIN

280 MILTON ROAD, MILTON, BS22 8EN



COOKE & CO are delighted to offer for sale with NO ONWARD CHAIN this spacious first floor one bedroom flat, ideally located on the level, within walking distance to Milton Parade, Milton train station and bus stops offering excellent commuter access!

The flat briefly comprises of its own entrance, lounge, double bedroom, shower room/wet room, kitchen, double glazing & gas central heating, front and rear gardens and parking to the rear.

FRONT OF PROPERTY

The property is accessed via the front garden, gated and brick walled to the front, the garden is mainly laid to lawn with a variety of mature shrubs, shared pathway leading to front door and shared pathway to the side of the property leading to the rear

ENTRANCE HALL

uPVC door leading into entrance hall, radiator, wall mounted consumer unit, stairs to first floor flat

LANDING

Doors to all principle rooms, roof void access

LOUNGE

15' 2" x 11' 9" (4.62m x 3.58m) Dual aspect uPVC double glazed windows, electric fire inset & surround, alcove storage, radiator

BEDROOM

11' 0" x 10' 9" (3.35m x 3.28m) uPVC double glazed window to front, built in storage cupboard/wardrobe, radiator

KITCHEN

10' 4" x 8' 0" (3.15m x 2.44m) Range of wall & base units with work top over, stainless steel single sink drainer, tiled splash backs, 4 ring gas hob, plumbing for washing machine, current washing machine can be included with a sale, under counter space for further appliance. Wall mounted Worcester gas combi boiler, radiator, uPVC double glazed window to rear

SHOWER ROOM

Pedestal wash basin with tiled splash backs, WC, wet room shower cubicle with screen with tiled splash backs, airing cupboard with small radiator, radiator, uPVC obscure double glazed window to rear,

REAR OF PROPERTY

Small section of garden laid to lawn, shed, wire fencing enclosing the garden area, pathway and iron gate leading to hard standing communal parking area.

FURTHER INFORMATION:

NEW DOUBLE GLAZING FITTED 2018
WORCESTER COMBI BOILER INSTALLED 2013 &
REGULARLY SERVICED

GROUND RENT - £10 PER YEAR

SERVICE CHARGE - £45.34PM

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Council Tax:
Band A
Local Authority:
North Somerset District Council

First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

enquiries@cookeproperty.co.uk

OFFICE CONTACT INFO

236 High Street
 Worle
 Weston-Super-Mare
 Avon
 BS22 6JE

01934 522244
 enquiries@cookeproperty.co.uk
 www.cookeproperty.co.uk

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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