

Market Avenue, St.Georges, Weston-Super-Mare, Somerset.

BS22 7RB

£180,000 Leasehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS....Nestled in the heart of the sought-after St. Georges area, this delightful first-floor flat offers a perfect blend of convenience and charm. The locality is superb, with a local park for leisurely strolls and the highly popular eatery, The Woolpack, for a touch of gastronomic delight. The proximity to the Sainsbury's shopping complex, featuring a variety of stores like TK Maxx, Home Bargains, and more, ensures that your shopping needs are effortlessly met.

Step inside, and you'll find a meticulously presented space, starting with a hallway that leads you to the heart of the home—a spacious 18ft lounge/diner, perfect for both relaxation and entertaining. The kitchen/breakfast room has been thoughtfully refitted, boasting built-in appliances that elevate your culinary experience.

With two good size bedrooms, a well-appointed bathroom, and modern comforts such as gas central heating and double glazing, this flat is not just a residence but a retreat. The added convenience of an allocated parking space makes coming home a stress-free affair.

If you have an eye for well-maintained spaces, quick accessibility to amenities, and a touch of local charm, this first-floor flat is a must-see. Book your viewing today with House Fox estate agents and step into a home that effortlessly combines comfort and convenience.

FEATURES

- WALK THROUGH VIDEO TOUR AVAILABLE
- First floor flat
- Refitted kitchen/breakfast room
- NO ONWARD CHAIN
- 2 bedrooms
- 18ft living room
- Gas central heating
- Double glazing
- Allocated parking space
- EPC- B



ROOM DESCRIPTIONS

Communal front door with security entry system

Stairs to the first floor

Door to the flat

Hallway:

Cupboard, intercom system, radiator

Lounge/diner:

18' 6" x 11' 2" (5.64m x 3.40m) Dual aspect via two double glazed windows, two radiators,

Kitchen/breakfast room:

11' 5" x 9' 10" (3.48m x 3.00m) This has been refitted in the last 18 months....Single drainer sink unit, a range of floor and wall units, built in oven and hob with extractor hood over, integrated washing machine, wall mounted gas boiler, radiator,

Bedroom 1:

12' 11" x 11' 3" (3.94m x 3.43m) Double glazed window, built in units/storage cupboards, radiator.

Bedroom 2:

9' 10" x 8' 5" (3.00m x 2.57m) Radiator, double glazed window

Bathroom:

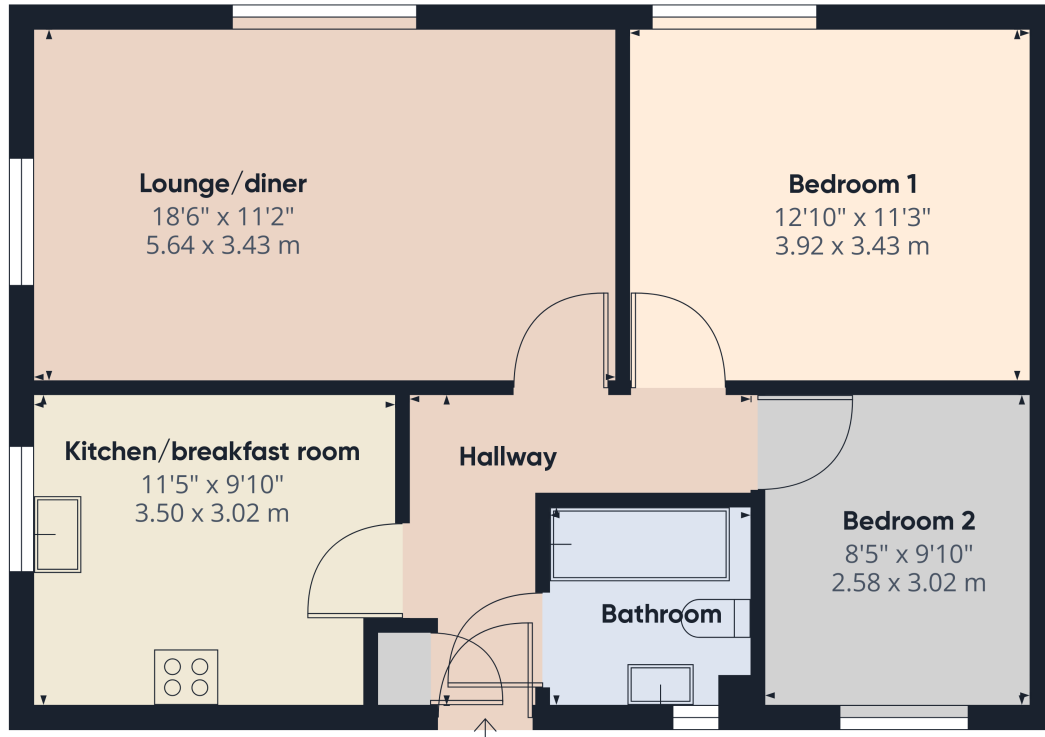
White suite comprising bath with shower over, glass shower screen, low level WC, wash hand basin, double glazed window, radiator.

Parking;

There is one allocated parking space



FLOORPLAN & EPC



Approximate total area¹
663.15 ft²
61.61 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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