

Acacia Avenue, Weston-Super-Mare, Somerset. BS23 3LE

£160,000 Leasehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT.....A good size first floor flat, set in a cul-de-sac and offered for sale with no onward chain this lovely flat has been well maintained and is offered in excellent condition.

The light and airy accommodation comprises hallway with large walk in cupboard, 2 good size bedrooms, a lounge/diner, modern kitchen with walk in pantry area, modern bathroom suite, plus gas central heating, double glazing, garden area and a car park. (There is ample parking, on a first come first served basis)

So if you want a flat in great condition, want to be able to walk into town, want an area of garden to sit in, then look no further and call House Fox Estate Agents

FEATURES

- First floor flat
- 2 bedrooms
- Well presented throughout
- Double glazing and gas central heating
- Area of garden
- No onward chain
- Modern kitchen
- Council Tax--A
- EPC-C



ROOM DESCRIPTIONS

Communal front door to the communal hallway;

There are 4 flats in this block

Communal Hallway:

Stairs to the first floor, door to the flat

Hallway:

Walk in cupboard, airing cupboard, radiator

Lounge/diner;

5.24m x 3.29m (17' 2" x 10' 10") Double glazed window, radiator, feature fireplace

Kitchen:

3.56m x 2.14m (11' 8" x 7' 0") Single drainer sink unit, floor units, breakfast bar, wall mounted gas fired boiler, plumbing for washing machine, radiator, walk in pantry area

Bedroom 1:

4.10m x 2.92m (13' 5" x 9' 7") Double glazed window, radiator

Bedroom 2:

3.10m x 2.40m (10' 2" x 7' 10") Radiator, double glazed window

Bathroom:

Modern white suite comprising Bath with shower over, low level WC, wash hand basin, double glazed window, radiator

Garden area:

To the rear, the flat owns a portion of the garden.

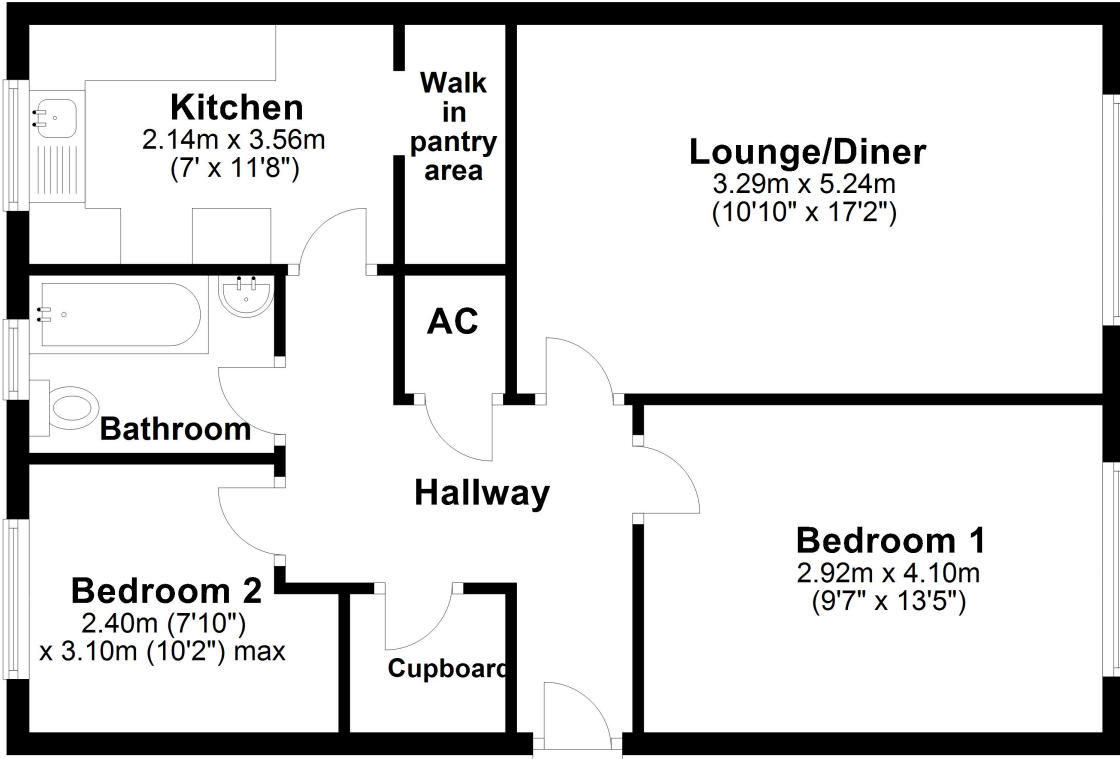
Parking:

There is a car park to the left hand side of the buildings, this is on a first come first served basis.



FLOORPLAN & EPC

Floor Plan



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	