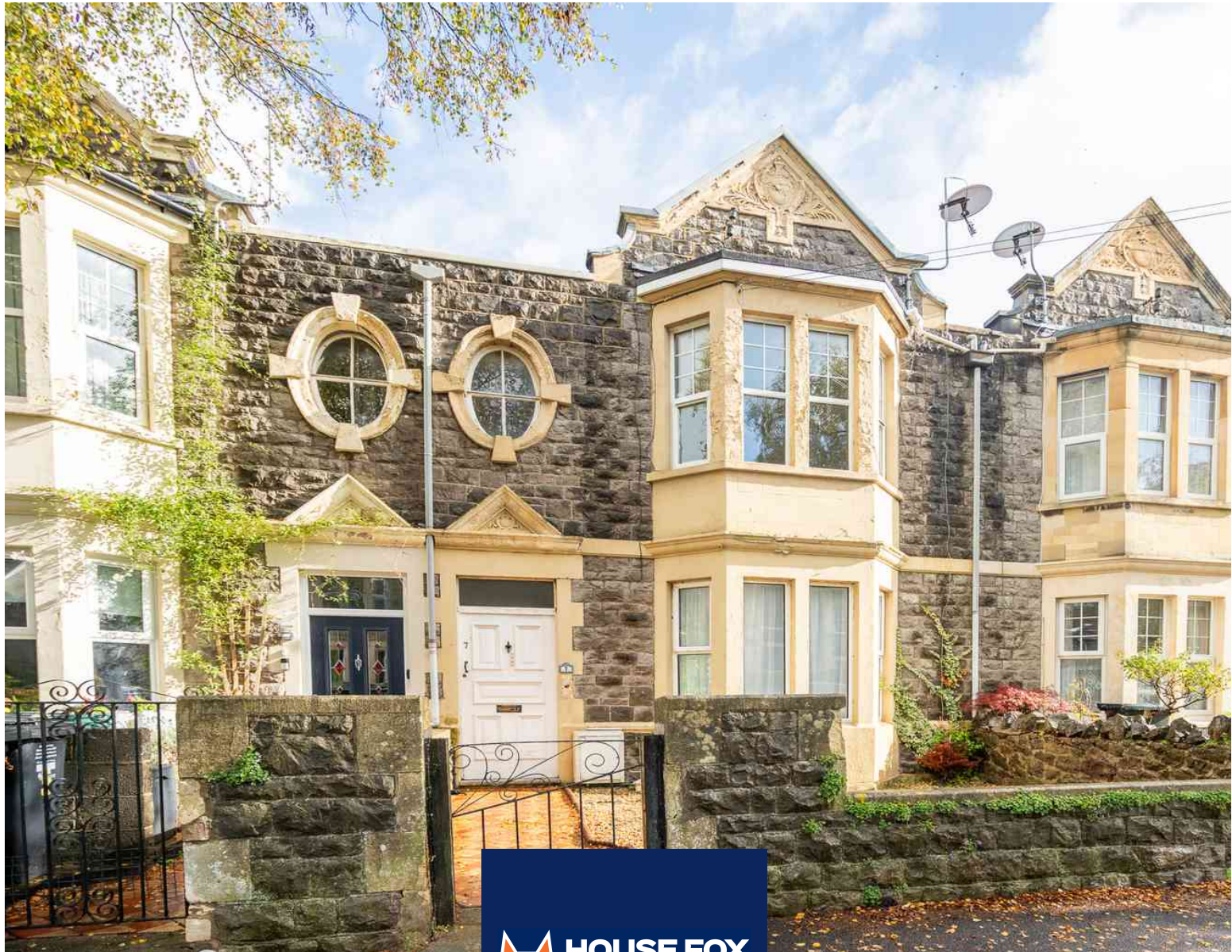


FFF 7 Malvern Road, Weston-Super-Mare, Somerset. BS23 4DE

Offers in Excess of £135,000 Leasehold

FOR SALE



www.housefox.co.uk



01934 314242
01275 404601
01278 557700
sales@housefox.co.uk

PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....Set in this sought after tree lined road and within walking distance of the sea front, this first floor flat is offered for sale with no onward chain.

The flat is one of two, and comprises split level hallway, good size lounge, 2 bedrooms, bathroom, refitted kitchen, double glazing and gas central heating.

The location of this flat makes it perfect for someone that wants to be within walking distance of the sea front, shops, train station and who wants to move quickly.

Call House Fox estate agents today for a viewing

"This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale."

PUBLIC NOTICE an offer of £140,000 has been accepted on this property on the 21st December 2023 anybody wishing to make a higher offer should do so within 7 days.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- First floor flat
- 2 bedrooms
- Good size lounge
- Gas central heating
- Double glazing
- Tree lined road
- Walking distance of the sea front
- No onward chain
- EPC-D



ROOM DESCRIPTIONS

Communal front door to communal hallway

Communal hallway:

Door to the flat

Stairs rising to the split level landing

Split level landing:

Access to all rooms, small area of space that could be used for a desk

Lounge:

15' 0" x 13' 0" (4.57m x 3.96m) Double glazed window, radiator

Kitchen:

Sink unit, floor and wall units, double glazed window, door giving rear fire escape access

Bedroom 1:

13' 1" x 12' 1" (3.99m x 3.68m) Double glazed window, radiator

Bedroom 2:

8' 9" x 6' 2" (2.67m x 1.88m) Radiator, double glazed window

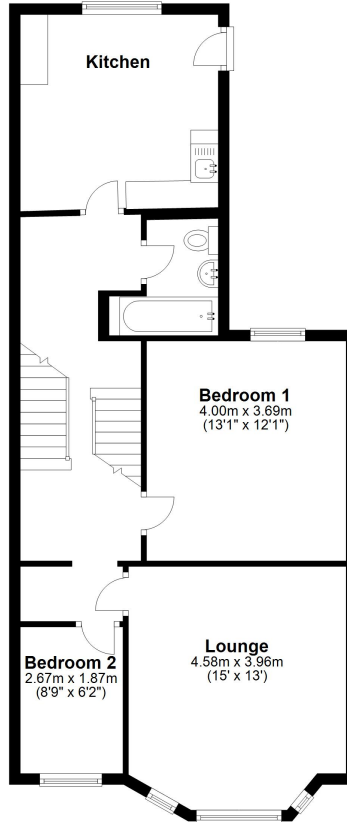
Bathroom:

Bath, wash hand basin, low level WC, double glazed window, radiator



FLOORPLAN & EPC

First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	64	
(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	