

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

BS22 7RB

£156,500 Leasehold

FOR SALE



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## PROPERTY DESCRIPTION

LOVELY FIRST FLOOR FLAT WITH NO ONWARD CHAIN.....Set in the highly popular St.Georges area, this first floor flat is within walking distance of the local park, the refurbished eatery The Woolpack, Sainsburys shopping complex which includes TK Maxx, Home Bargains, Macdonalds, Argos, Iceland, Home Sense, Sainsbury's, and a local pub.

The flat is offered for sale with no onward chain has been well presented and comprises hallway, 18ft living room, kitchen/breakfast room with built in appliances, 2 bedrooms, bathroom, plus gas central heating, double glazing and an allocated parking space.

So if you're looking to move quickly, want to be close to amenities, want a property in good condition then House Fox estate agents recommend you book a viewing today

## FEATURES

- WALK THROUGH VIDEO TOUR AVAILABLE
- First floor flat
- 2 bedrooms
- 18ft living room
- Kitchen/breakfast room
- Gas central heating
- Double glazing
- Allocated parking space
- No onward chain
- 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

### **Living room:**

18' 7" x 11' 3" (5.66m x 3.43m) Dual aspect via two double glazed windows, two radiators,

### **Kitchen/breakfast room:**

11' 6" x 9' 11" (3.51m x 3.02m) 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' 11" x 8' 6" (3.02m x 2.59m) 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

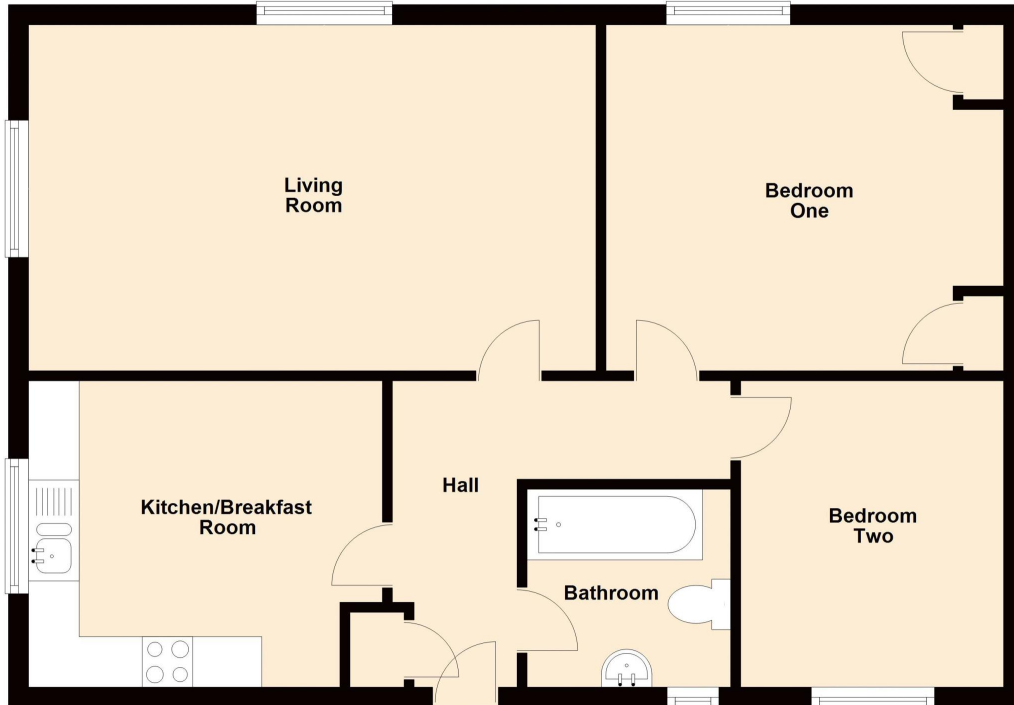




# FLOORPLAN & EPC

## First Floor

Approx. 681.3 sq. feet



Total area: approx. 681.3 sq. feet

For Illustrative Purposes Only:- all measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. Copyright - Mayfair Town & Country Plan produced using PlanUp.

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