



## 4 THE AVENUE, ST.GEORGES

ASKING PRICE OF £180,000

**COOKE & CO**  
*your local property expert*

### PROPERTY FEATURES

- SPACIOUS FIRST FLOOR FLAT
- TWO BEDROOMS
- FITTED KITCHEN
- FAMILY BATHROOM
- LOUNGE/DINER
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- TWO GARAGES & PARKING
- NO ONWARD CHAIN

# 4 THE AVENUE, ST.GEORGES, BS22 4RA



Cooke & Co are delighted to offer for sale with no onward chain, this spacious two bedroom first floor flat, boasting two garages and parking in front. The flat is ideally positioned in the popular St.Georges area. Within walking distance you will find supermarkets, shops, local park, schools, train station, bus routes, along with good access to the M5 corridor. The property briefly comprises of fitted kitchen with integrated washing machine, two bedrooms, family bathroom, lounge/diner.

## COMMUNAL ENTRANCE

Communal door leading to communal hallway, cupboard housing communal electric meter, stairs to first floor, door leading to rear of property

## ENTRANCE

Cupboard housing electric meter and consumer unit for flat 4, double glazed windows to front and rear

Door leading to flat hallway, radiator, intercom

## FAMILY BATHROOM

6' 4" x 6' 3" (1.93m x 1.91m) Three piece suite, sink with vanity unit under, WC, bath with mains over head shower, radiator, double glazed obscure window to rear

## KITCHEN

10' 0" x 11' 6" (3.05m x 3.51m) Range of wall and base units with work top over, tiled splash backs, integrated washing machine, 1 1/2 bowl sink drainer, space for upright fridge/freezer, integrated electric oven with gas hob and extractor hood over, radiator, double glazed window to front, cupboard housing Glo Worm boiler

## LOUNGE/DINER

18' 9" x 11' 3" (5.72m x 3.43m) Radiator, wall mounted electric living flame fire, double glazed window to front and side

## BEDROOM ONE

12' 8" x 11' 3" (3.86m x 3.43m) Radiator, double glazed window to side, range of built in wardrobes

## BEDROOM TWO

8' 5" x 10' 0" (2.57m x 3.05m) Radiator, double glazed window to rear

## OUTSIDE

Door access at the rear, two garages and parking in front of the garages

# 4 THE AVENUE, ST.GEORGES, BS22 7RA



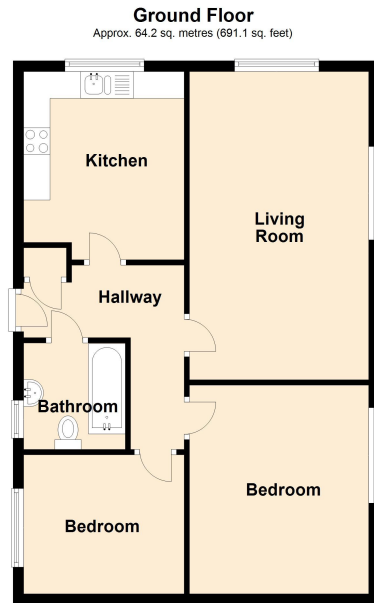
## **Council Tax:**

Band B

## **Local Authority:**

North Somerset District Council





Total area: approx. 64.2 sq. metres (691.1 sq. feet)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
65-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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## OFFICE CONTACT INFO

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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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