



Avon House Samuel Street,
Offers In Excess Of £35,000



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Avon House Samuel Street, Preston
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Ideal buy to let investment. This first floor flat would be a perfect investment opportunity. The property is on the first floor and comprises of entrance hall, lounge, modern fitted kitchen, three piece bathroom suite and double bedroom. There is communal parking. Close to local amenities and motorway connections. Sold with no chain delay do not hesitate to call the office to book your viewing appointment. EPC GRADE B

FIRST FLOOR

ENTRANCE HALL

Built in storage cupboard housing the boiler. Intercom system. Radiator and ceiling light point.

LOUNGE

4.27m x 3.33m (14'0" x 10'11")
Double glazed window to the front aspect. Built in storage cupboard. Radiator and ceiling light point.

KITCHEN

3.45m x 1.78m (11'4" x 5'10")
Good range of wall and base units with contrasting work surfaces incorporating single bowl stainless steel sink and drainer, electric oven and hob. Up-stands and stainless steel splash back. Space for washing machine and fridge freezer. Ceiling light point. Double glazed window.

BEDROOM ONE

3.33m x 3.58m (10'11" x 11'9")
Double glazed window. Radiator and ceiling light point.

BATHROOM

Three piece suite comprising of panelled bath, pedestal wash hand basin and low level WC. Part tiled walls. Ceiling light point. Double glazed window.

EXTERNAL

The property offers communal parking. There are stairs to the first floor.

FLOORPLAN

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

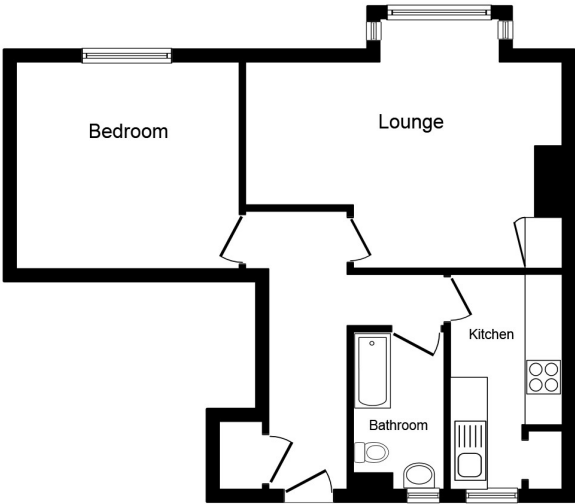
All Measurements

All Measurements are Approximate
Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



For full EPC please contact the branch



First Floor Plan

Total floor area 49.0 sq. m. (527 sq. ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Agent's Notes Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

