



**Bathroom**  
8'10" x 5'10" (2.69m" x 1.78m" )



**28 Avalon House**

Approximate Gross Internal Area = 26.4 sq m / 284 sq ft



For illustrative purposes only. Not to scale. ID1179679  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor Plan Produced by EPC Provision

**Tenure:** Leasehold  
**Floor area:** 288.00 sq ft  
**Tax Band:** A

**Local Authority:** North Somerset

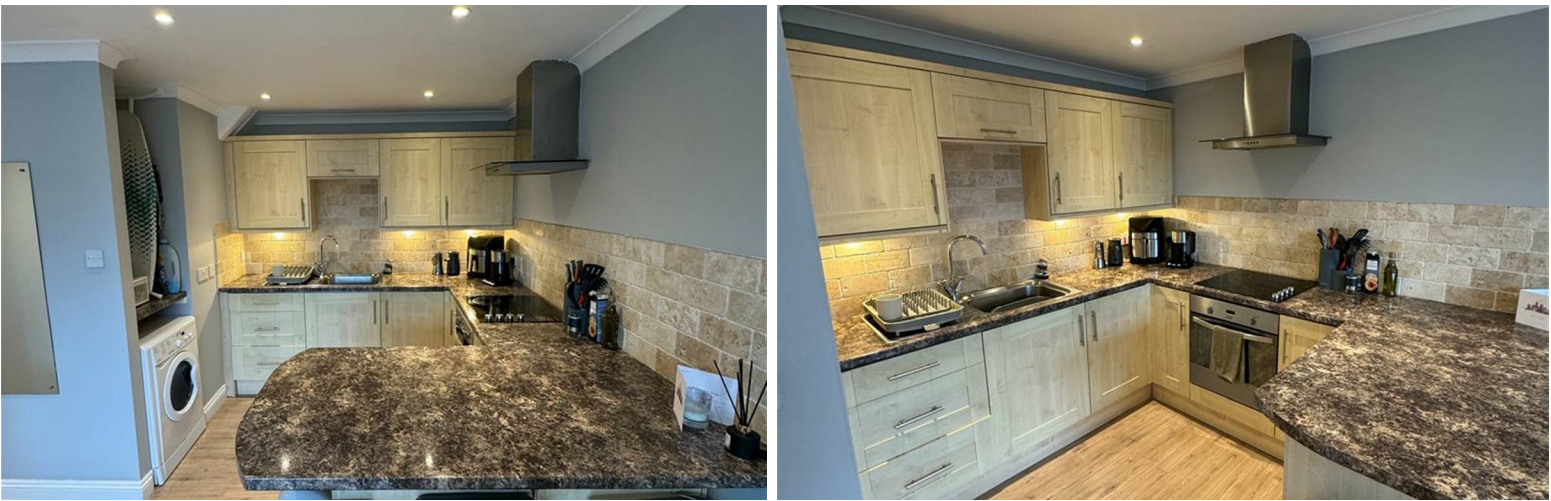
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**28, Avalon House North Street, Nailsea, North Somerset, BS48 4SU**  
**£112,500**

**NO ONWARD CHAIN.** A beautifully presented, 2nd floor studio flat, offering light and airy, open plan accommodation that benefits from being easy and economical home to run, thus being the perfect first time buyer or investor purchase with a fantastic potential rental return. Ideally situated close to countryside and with local commuter links, the layout comprises: Entrance Hall, Open Plan Kitchen/Lounge/Bedroom with access to the loft, and Bathroom whilst externally there are communal gardens and parking space. EPC rating - D.



Entrance



Entrance Hall



Entered via a UPVC double glazed door. Doors to the Open Plan Kitchen/Lounge/Bedroom and Shower Room. Cupboard providing storage and hanging provisions.

Open Plan Kitchen/Lounge/Bedroom

10'10" x 17'4" (3.30m" x 5.28m")



The Kitchen is beautifully fitted with a modern range of wall and base units with square edge worksurfaces, breakfast bar and tiling to splashback. Inset stainless steel sink with drainer and mixer tap. Fitted electric oven with hob and extractor hood over. Space for an undercounter fridge and washing machine. Ceiling spot lights. The Living Room/Bedroom has 2 UPVC double glazed windows with a pleasant outlook. Useful storage cupboard. Access to the partly boarded loft.

