

LOT  
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6 George Street, Weston-super-Mare, Avon BS23 3AS

\*GUIDE PRICE £75,000–£100,000



A freehold terrace property, formally sub divided to form two maisonettes (one two-bed and one three-bed) with separate leases, requiring complete refurbishment.

#### DESCRIPTION

A vacant substantial freehold terrace property, this property has been formally sub divided to form a two bedroom and three bedroom self-contained maisonettes, both having separate leases and arranged over two floors. The properties are currently uninhabitable and require complete refurbishment. To the outside there is a shared rear courtyard.

#### LOCATION

Located in a central location within walking distance of the town centre, sea front in this popular holiday location of Weston-Super-Mare, Somerset which is on the Bristol Channel and famous for its Grand Pier, donkey rides. It has close to M5 junction providing commuter routes to Bristol and three main train stations. Outlying villages include popular Uphill, Hutton and Locking. There is a new retail development planned called Dolphin Square that will have many of the popular big brand shops and restaurants.

#### ACCOMMODATION

##### Front Maisonette

Arranged over two floors – Entrance to communal hall with door to maisonette – Living room, kitchen, bathroom, 3 bedrooms – In need of modernisation.

##### Rear Maisonette

Arranged over two floors – Entrance to communal hall with door to maisonette – This maisonette is in need of major renovation with bare brick and requiring partition walls to form two bedrooms. Currently open plan.

**Outside** Small shared courtyard garden to the rear.

#### EPC

Energy Efficiency Rating G

#### AUCTION VALUER

Audrey Smith

#### VIEWINGS

Strictly by appointment with Countrywide Property Auctions 0151 734 7509 (Monday–Friday); Palmer Snell Weston-super-Mare 01934 413735 (Weekends)

