Front Garden

Low maintenance frontage with lawn to one side and driveway parking.

Garage

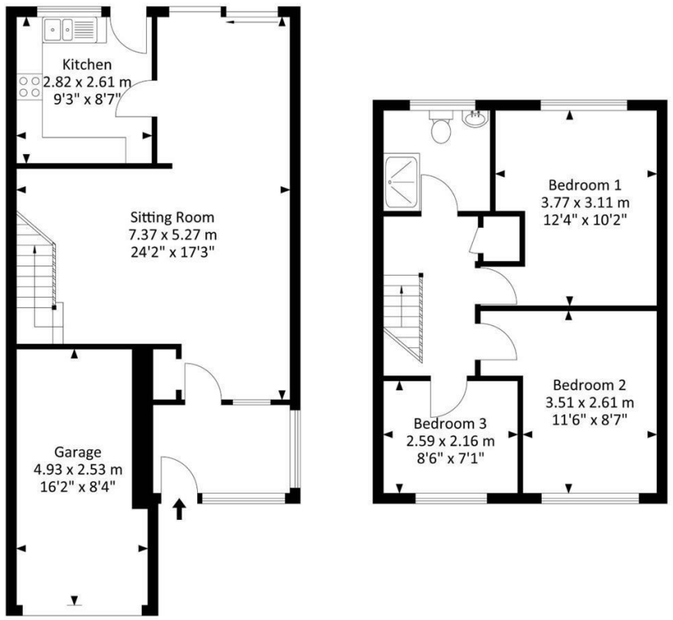
16'2 x 8'4 (4.93m x 2.54m)
Accessed via an up and over door. Light and power connected.

Corfe Close, Nailsea, BS48 2QN

Approx. Gross Internal Area
863.7 Sq.Ft - 80.2 Sq.M

Garage
134.3 Sq.Ft - 12.5 Sq.M

Total Area
998 Sq.Ft - 92.7 Sq.M



Ground Floor

First Floor

N

For illustrative purposes only. Not to scale.
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.

Tenure: Freehold
Floor area: 863.00 sq ft
Tax Band: C
Local Authority: North Somerset

3 1 1 C

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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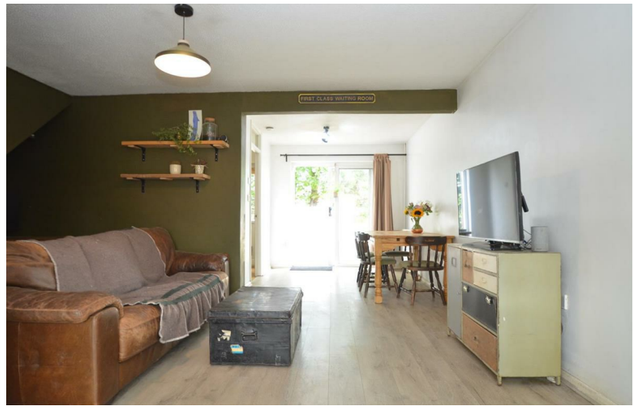


18 Corfe Close, Nailsea, BS48 2QN

£285,000

A 3 Bedroom semi detached property which, comes to the market for only the second time since it was built around 60 years ago, that is located in a quiet cul-de-sac. The property is situated only a short walk to the town centre and the excellent schools that Nailsea offers and would make an ideal first time buyer home. Benefitting from an excellent Porch addition and modern Kitchen, the UPVC double glazed & gas central heated property comprises; Entrance Porch, Sitting/Dining Room and Kitchen. On the first floor there are 3 Bedrooms, 2 of which are doubles and a Shower Room whilst externally there is an easy to maintain rear garden, an integral garage which could be converted to add further living space as which other neighbouring properties have done (subject to any permissions required) and driveway parking. EPC rating - C.

Entrance Porch
8'97 x 6'40 (2.44m x 1.83m)

An excellent addition to the property, and providing ideal space for coats and shoes. Entered via a UPVC double glazed door with a further glazed door leads you into the Sitting/Dining Room.

Sitting/Dining Room
24'2 x 17'3 (7.37m x 5.26m)

A lovely sized, open plan room with UPVC double glazed sliding patio doors leading you out to the rear garden. 2 radiators, TV and telephone point. Stairs ascending to the first floor accommodation. Opening to the Kitchen.

Dining Area

Kitchen
9'3 x 8'7 (2.82m x 2.62m)

A stylish and well-appointed kitchen fitted with an attractive range of Shaker-style wall and base units, complemented by solid wood work surfaces. Inset sink and drainer positioned beneath the window overlooking the garden. Integrated oven with gas hob and extractor hood over, together with integrated dishwasher with space and plumbing for an upright fridge freezer and washing machine. Useful open shelving, recessed ceiling spotlights and wood-effect flooring complete the room. UPVC double glazed door to the rear garden.

First Floor Landing
Doors to all Bedrooms and Shower Room. Cupboard housing the combination boiler and access to the loft.

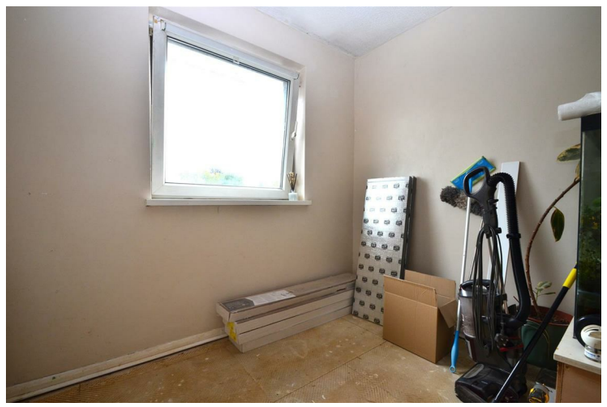
Bedroom 1
12'4 x 10'2 (3.76m x 3.10m)

UPVC double glazed window to the rear. Radiator.

Bedroom 2
11'6 x 8'7 (3.51m x 2.62m)

UPVC double glazed window to the front. Radiator.

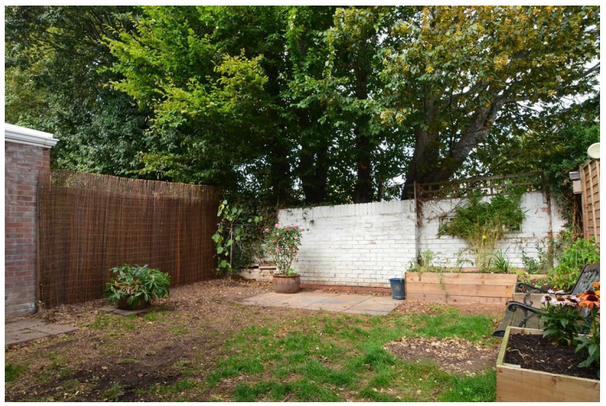
Bedroom 3
8'6 x 7'1 (2.59m x 2.16m)



UPVC double glazed window to the front. Radiator.

Shower Room

Fitted with a white suite comprising: large enclosed shower cubicle, low level close coupled wc and vanity unit with inset wash hand basin. Radiator. UPVC double glazed window to the rear.

Rear Garden

The rear garden enjoys a pleasant and established feel, enclosed by timber fencing and walling. Predominantly laid to lawn with planted borders and raised beds, there is also a paved seating area providing space for outdoor furniture and entertaining. A particularly attractive feature is the backdrop of mature trees, creating a leafy and secluded setting. A pathway runs immediately to the rear of the property, with direct access from the house.