



Front Garden



A fantastic sized frontage, providing ample parking and ideal for those needing to house a caravan or boat. A generous block paved driveway which leads to the garage & house whilst the remainder is laid to gravel and lawn.

Garage

19'3" x 7'7" (5.87m x 2.31m")

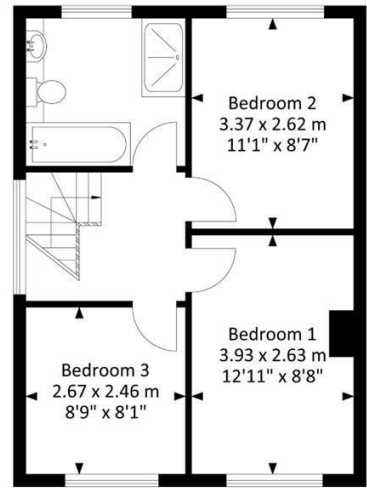
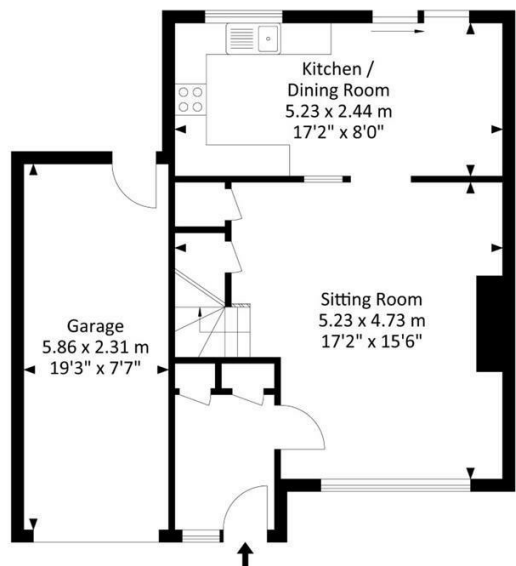
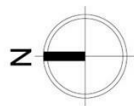
Accessed via an up and over door. Light and power connected. Pedestrian door. Space and plumbing for an automatic washing machine.

**Mizzymead Rise,
Nailsea BS48 2JN**

Approx. Gross Internal Area
846.70 Sq.Ft - 78.70 Sq.M

Garage Area
145.70 Sq.Ft - 13.50 Sq.M

Total Area
992.40 Sq.Ft - 92.20 Sq.M



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: 846.00 sq ft
Tax Band: C



Local Authority: North Somerset

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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29 Mizzymead Rise, Nailsea, BS48 2JN

£369,995

NO ONWARD CHAIN. A wonderful 3 Bedroom semi detached family home which enjoys a quiet, favoured central location close to the town centre, amenities and public transport links. Sitting on a larger than average plot and benefitting from a fabulous sized frontage, a modern Kitchen and stylish Bathroom, this delightful family home briefly comprises; Entrance Hall, Sitting Room and Kitchen/Dining Room. On the first floor there are three good sized Bedrooms and a Family Bathroom with separate shower whilst externally there is large frontage with lawn and a block paved driveway leading to garage along with a private rear garden. EPC rating - C.

Entrance Hall



Entered via a UPVC double glazed door with additional side panel. Radiator, tiled flooring and two useful storage cupboards housing the gas and electric meters. Door to the Lounge.

Sitting Room

17'2" x 15'6" (5.23m" x 4.72m")



A lovely sized room with a UPVC double glazed window to the front. Space for a free standing electric fire with wooden mantle. Radiator, ceiling coving, TV and television point. Stairs rising to first floor with useful storage cupboard below. Door to the Kitchen/Dining Room.



Kitchen/Dining Room

17'2" x 8'0" (5.23m" x 2.44m")



A great space!

Kitchen Area



Fitted with a contemporary range of wall and base units with roll edge worksurfaces and tiling to splashback. Inset single sink with drainer and mixer tap. Fitted electric oven and hob with extractor hood over. Space for an upright fridge freezer and integrated dishwasher. Ceiling spotlights & UPVC double glazed window to the rear.

Dining Area



Radiator, ceiling spotlights and UPVC double glazed French doors to the rear garden.

First Floor Landing



UPVC double glazed window to the side. Radiator, airing cupboard and doors to all Bedroom and Bathroom.

Bedroom 1

12'11" x 8'8" (3.94m" x 2.64m")



UPVC double glazed window to the front. Radiator.

Bedroom 2

11'1" x 8'7" (3.38m" x 2.62m")



UPVC double glazed window to the rear. Radiator.

Bedroom 3

8'9" x 8'1" (2.67m" x 2.46m")



UPVC double glazed window to the front. Radiator.

Bathroom



What a fabulous sized room. Fully tiled and fitted with a modern white suite comprising: Shower quadrant with thermostatically controlled shower over and panelled bath. Concealed low level wc and wash hand basin with storage below. Ceiling spotlights, radiator and UPVC double glazed window to the rear.

Rear Garden



A private rear garden, fully enclosed by timber panel fencing, comprising of a paved patio immediately off the property followed by the next area that is laid to lawn. Outside tap. Pedestrian door to the garage.