

paved pathway to the rear of the garden, in-between areas laid to lawn and flower beds. There is also space for a shed. Outdoor power and cold water taper. Side gate leading you out onto the side green.



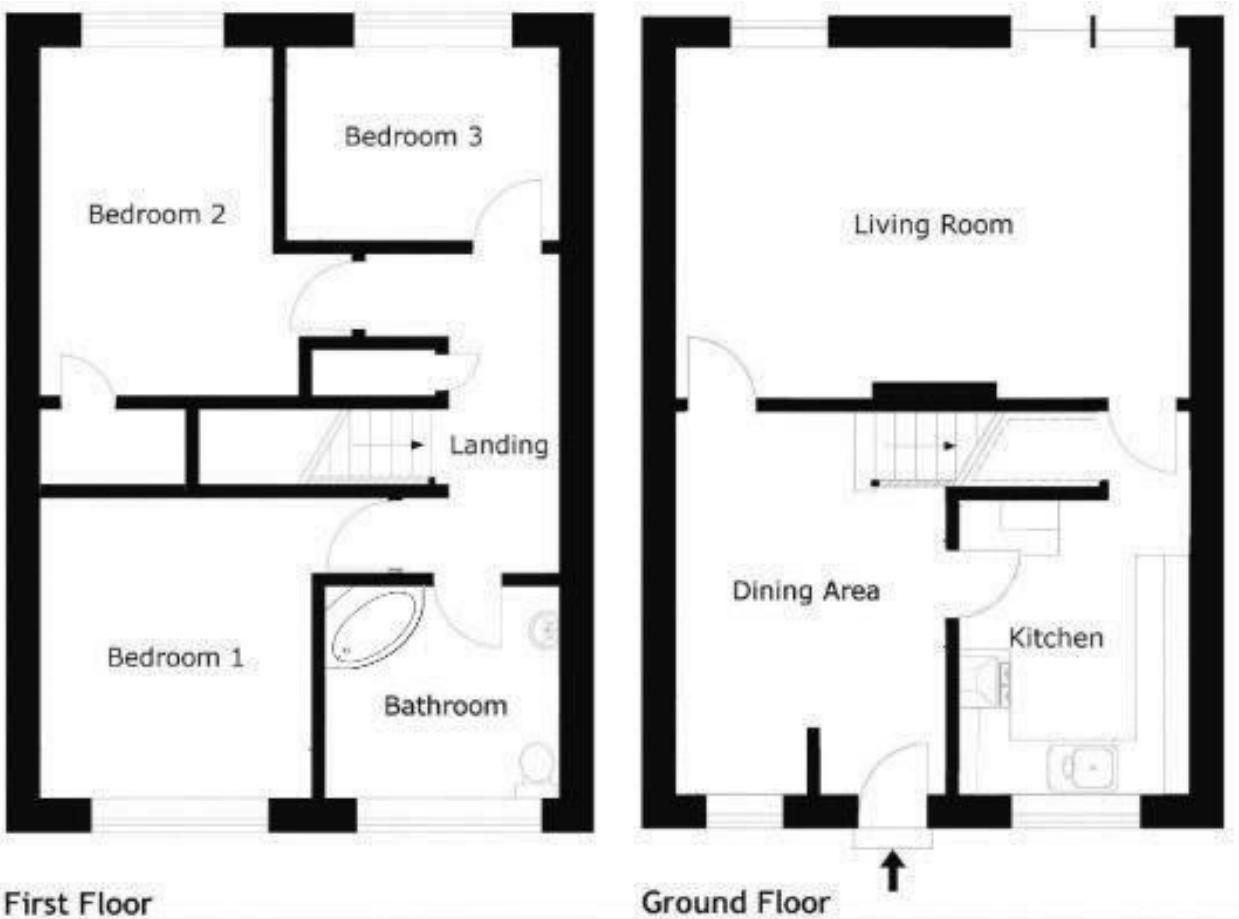
### Front Garden

A gravelled pathway leading to the front door in between 2 areas laid to lawn.

### Garage

There is single garage located in a block nearby. Accessed via an up an over door.

The property also benefits from UPVC fascias, soffits and guttering to help reduce exterior maintenance as well as recently installed, cavity wall insulation and loft insulation.



**Tenure:** Freehold

**Floor area:** 1173.28 sq ft

**Tax Band:** C

**Local Authority:** North Somerset

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# Gino's Estate Agents



**8 Eastway Close, Nailsea, North Somerset, BS48 2NJ**

**£310,000**

NO ONWARD CHAIN. A well-presented and stylish, three Bedroom staggered end of terrace home that offers good proportioned rooms with the benefit of a south facing rear garden. Located on this popular and quiet cul de sac and being conveniently positioned for access to the town centre and local schools, this deceptively spacious home would make an ideal first-time buyer home or even investor purchase. In brief, the UPVC double glazed and gas central heated property comprises: Entrance, Dining Room, Kitchen/Breakfast Room and Lounge. On the first floor there are 3 good sized Bedrooms and a family Bathroom whilst externally there are gardens to the front and rear along with a garage located a short walk away. EPC rating - C.

## Entrance

Entered via a UPVC double glazed door with glazed side panel. Laminate flooring which runs through into the Dining Room and Living Room.

## Dining Room

14'0" x 10'0" (4.29m x 3.07m )



Stairs ascending to the first-floor accommodation with storage area below. Radiator, smoke alarm and UPVC double glazed window to the front.



## Kitchen/Breakfast Room

10'10" x 8'4" (3.32m x 2.56m )



Fitted with a modern range of white wall and base units with roll

edge worksurfaces and tiling to splashback. Inset one and a half sink with drainer and mixer tap. Fitted electric oven, 4 ring gas hob and extractor hood over. Space for an upright fridge freezer and automatic washing machine. Understairs cupboard (which could house a smaller fridge freezer). Radiator, useful breakfast bar and UPVC double glazed window to the front.



## Living Room

18'11" x 10'5" (5.79m x 3.20m )



A lovely sized, light room benefitting from UPVC double glazed window and sliding patio doors to the rear garden. Feature wall mounted electric fire. Ceiling coving, radiator, TV point and door to the Kitchen.



## First Floor Landing

Access to the loft. Useful storage cupboard. Smoke alarm.

## Bedroom 1

10'9" x 9'10" (3.30m x 3.02m )



UPVC double glazed window to the front. TV point, radiator and ceiling coving.

## Bedroom 2

12'5" x 8'5" (3.81m x 2.59m )



UPVC double glazed window to the rear. Radiator, ceiling coving and useful storage cupboard.

## Bedroom 3

9'10" x 6'11" (3.02m x 2.13m )



UPVC double glazed window to the rear. Ceiling coving and radiator.

## Family Bathroom

8'50" x 7'66" (2.44m" x 2.13m")



Fitted with a white suite comprising: Corner bath with electric shower over. Low level close coupled wc and pedestal wash hand basin. Fully tiled walls, extractor fan, radiator and UPVC double glazed window to the front.

## Rear Garden



A private & south facing rear garden, enclosed by timber panel fencing, consisting of a recently laid paved patio area with