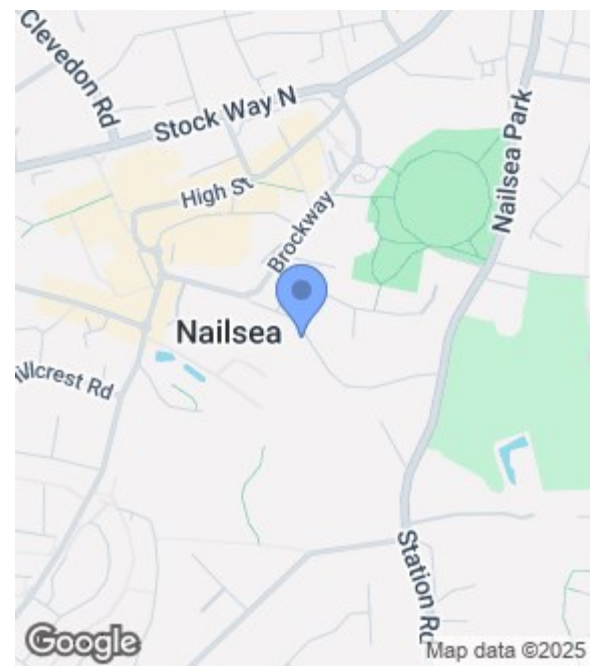


91 Station Road

Approximate Gross Internal Area = 156.6 sq m / 1685 sq ft



For illustrative purposes only. Not to scale. ID1243259
 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tenure: Freehold
Floor area: 1685.00 sq ft
Tax Band: B

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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Gino's Estate Agents

91 Station Road, Nailsea, North Somerset, BS48 1TD
 £575,000



NO ONWARD CHAIN. Bursting with charm and period features, we understand this characterful, Grade II listed 5 Bedroom home dates back to before 1656 and offers a slice of Nailsea history. John Lucas, who opened Nailsea Glassworks in 1788, bought the property in 1810 and sometime after that, Noah's Ark was split into two dwellings with this home being the left hand property of the two. Perfectly located in this quiet and often requested location and being just a few hundred meters away from the town centre and excellent schools, this deceptively spacious home is spread out over 3 floors with 2 staircases and offers exposed stone walls, fireplaces and a gas AGA and in brief, the accommodation comprises: Entrance Hall, Kitchen, Lounge, Dining Room, 5 Bedrooms, 2 Cloakrooms, Bathroom and Shower cubicle. Externally there is driveway parking and a manageable garden. EPC rating - F.

Entrance Hall

Kitchen

12'9 x 11'1 (3.89m x 3.38m)



Living Room

16'2 x 13'7 (4.93m x 4.14m)

Dining Room

16'0 x 10'8 (4.88m x 3.25m)

Bedroom 4

11'11 x 10'94 (3.63m x 3.05m)

Cloakroom

First Floor

Bedroom 1

13'52 x 11'47 (3.96m x 3.35m)

Bedroom 2

12'92 x 11'38 (3.66m x 3.35m)

Cloakroom

Second Floor

Bedroom 3

12'78 x 11'18 to wardrobe fronts (3.66m x 3.35m to wardrobe fronts)

Bedroom 5

12'18 x 8'38 (3.66m x 2.44m)

Bathroom

7'92 x 6'89 (2.13m x 1.83m)

Garden

