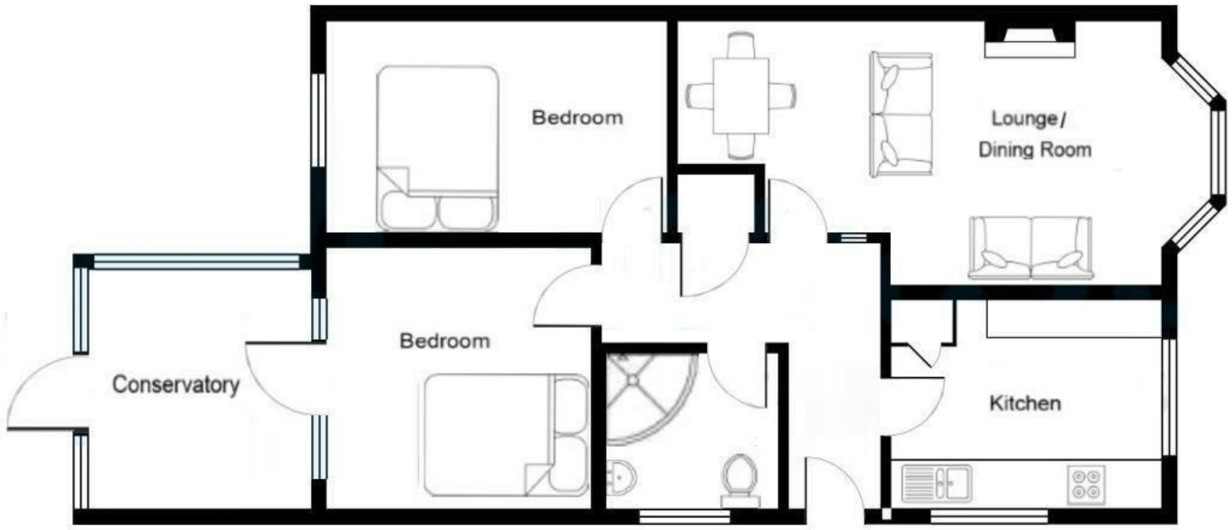
Gino's Estate Agents



Tenure: Freehold
Floor area: 654.00 sq ft
Tax Band: C
Local Authority: North Somerset

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67 Nightingale Gardens, Nailsea, North Somerset, BS48 2BQ

£365,000

NO ONWARD CHAIN. A beautifully updated and particularly spacious, 2 DOUBLE BEDROOM DETACHED bungalow, perfectly positioned, with a pleasant open outlook to the front, ideal for those looking to move to a property with no ongoing chain delays. Situated in a small and quiet cul de sac of only 6 bungalows, this lovely property is located in a popular part of Nailsea and is only a short walk away from the town centre with all its amenities along with easy access to transport links and local footpaths. The property has been updated and modernized in the past year to boast light and airy accommodation and brief, the layout comprises: Entrance Hall, Kitchen, Lounge/Dining, 2 Bedrooms, Shower Room and Conservatory, whilst externally there are gardens to both the front and rear along with a garage and driveway parking. EPC rating - D.

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Ground Floor

Entrance Hall

Doors to the Kitchen, Lounge/Dining Room, Shower Room and both Bedrooms. Storage cupboard containing the brand new combination boiler. Access to the partially boarded and insulated loft via a pull down ladder. Thermostat. Radiator.

Kitchen

10'2" x 7'8" (3.10m" x 2.34m")

Fitted with a range of white wall and base units with roll edge worksurfaces over with upstands for splashback. Inset stainless steel sink with drainer and mixer tap. Fitted electric oven with hob and extractor over. Space and plumbing for an automatic washing machine and upright fridge/freezer. Larder cupboard, radiator and dual aspect UPVC double glazed windows to the front and side.

Lounge/Dining Room

18'1" x 10'2" (5.51m" x 3.10m")

A lovely sized, light room with UPVC double glazed window to the front with a pleasant outlook. Attractive feature fireplace. Radiator, ceiling coving, TV and telephone points.

Bedroom 1

12'4" x 7'8" (3.76m" x 2.34m")

UPVC double glazed window to the rear garden. Radiator.

Bedroom 2

9'8" x 9'6" (2.95m" x 2.90m")

Double sized bedroom which has been used as a Sitting Room. UPVC double glazed door to the Sun Room. Radiator.

Sun Room

8'8" x 8'1" (2.64m" x 2.46m")

Of UPVC double glazed construction with high and low level walls. Poly carbonate roof, radiator and UPVC double glazed door leading into rear garden.

Shower Room

6'5" x 5'8" (1.96m" x 1.73m")

Fitted with a white suite comprising: Enclosed, fully tiled shower quadrant with electric shower, low level close coupled wc and pedestal wash hand basin. Radiator. UPVC double glazed window to the side.

Outside

Rear Garden

A well maintained, private garden consisting of a paved patio area along with a lawned area. The garden is enclosed by timber panel fencing with a pedestrian door to the garage and side gate to the driveway.

Front Garden

A generous frontage laid to gravel providing off road space for a caravan or motorhome if required. There is also a long driveway providing space for several vehicles. Outside cold water tap and light.

Garage

Accessed via an up and over door. Light and power connected. Pedestrian door.