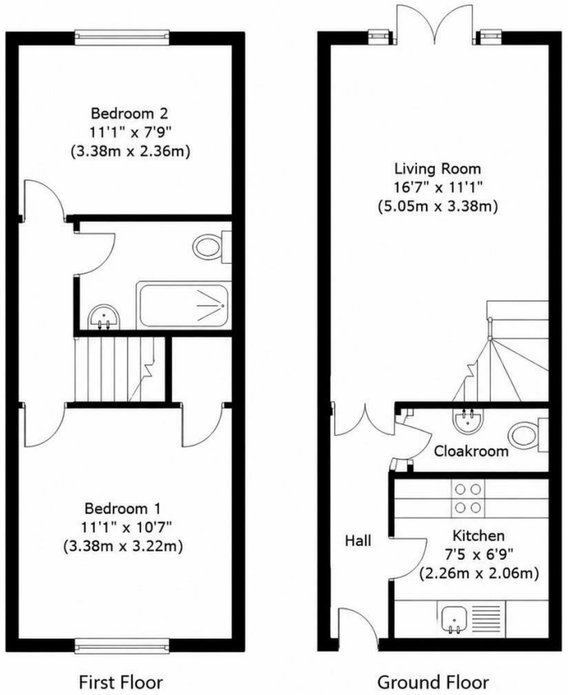
Gino's Estate Agents



Tenure: Freehold
Floor area: 710.00 sq ft
Tax Band: B
Local Authority: North Somerset

2 1 1 C

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The Property Ombudsman

71A North Street, Nailsea, BS48 4BS

£265,000

NO ONWARD CHAIN. A most delightful and well-presented, 2 DOUBLE BEDROOM house, built in 2005 to a good standard situated towards the western edge of town with easy access to bus routes, local shops and amenities. This lovely home benefits from a south facing rear garden, a ground floor Cloakroom, modern Kitchen & Shower Room and would make a perfect first time buyer or investor purchase, and in brief, the layout comprises: Entrance Hall, Cloakroom, Kitchen and Lounge/Dining Room. On the first floor there are 2 Bedrooms and a Shower Room whilst externally you will find a private, south facing rear garden and driveway parking to the front. EPC rating - C.

Entrance Hall

Entered via a double glazed door. Doors to the Kitchen & Lounge/Dining Room.

Cloakroom

Fitted with a white suite comprising: Low level close coupled wc and wash hand basin. Ceiling spotlights, radiator and extractor fan.

Kitchen

7'5" x 6'9" (2.26m" x 2.06m")

Fitted with a stylish range of wall and base units with roll edge worksurfaces and tiling to splashback. Inset stainless steel sink with drainer and mixer tap. Fitted electric oven with 4 ring gas hob. Space for an upright fridge freezer. Integrated slimline dishwasher and washing/dryer. Ceiling spotlights, radiator and UPVC double glazed window to the front.

Lounge/Dining Room

16'7" x 11'2" (5.05m" x 3.40m")

A lovely sized, light room with UPVC double glazed French doors to the rear. TV point, radiator and stairs ascending to the first floor accommodation.

First Floor Landing

Doors to both Bedrooms and Shower Room. Access to the insulated loft.

Bedroom 1

11'1" x 10'7" (3.38m" x 3.23m")

UPVC double glazed window to the front. Radiator. Storage cupboard.

Bedroom 2

11'1" x 7'9" (3.38m" x 2.36m")

UPVC double glazed window to the rear. Radiator.

Bathroom

A modern Shower Room fitted with a modern white suite comprising: Tiled shower cubicle with thermostatically controlled shower over. Low level close coupled wc and wash hand basin. Ceiling spotlights, radiator and extractor fan.

Rear Garden

Designed for ease of maintenance, the rear garden is south facing and private, and is fully enclosed by timber panel fencing. Consisting of a paved patio immediately off the property which leads to the main area that is laid to artificial lawn. Gated rear access.

Frontage

Block paved driveway for one car.