



**Tenure:** Freehold  
**Floor area:** 473.62 sq ft  
**Tax Band:** B

**Local Authority:** North Somerset  
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**Ginos Estate Agents**  
6 Ryves Vale, Tickenham, BS21 6FZ  
T. 01275 540 176 | sales@ginosproperties.co.uk  
ginosproperties.co.uk



**25 Earlesfield, Nailsea, BS48 4SG**

**£243,500**

NO ONWARD CHAIN. A splendid location for this well presented, end of terrace 1 Bedroom property that benefits from a SOUTH FACING REAR GARDEN and is situated in a quiet, tucked away cul de sac that would make an ideal for first time buyers or investment purchase. Ideally placed on the Western fringes of the town, in close proximity to Schools, Local shops, Bus Routes and Open Countryside walks, the layout comprises: Entrance Hall, Kitchen, Lounge/Dining Room and Rear Porch. The first floor has a double Bedroom and Bathroom whilst there are gardens to the front, side and rear along with driveway parking. EPC rating - C.



Entrance Hall



Entered via a wooden glazed door. Radiator. Tiled flooring which runs through into the Kitchen. Opening to the Kitchen and Lounge/Dining Room.

Kitchen

7'7" x 7'2" (2.32m x 2.19m)



Fitted with a modern range of wall and base units with roll edge worksurfaces and upstand for splashback. Inset single sink with drainer and mixer tap. Free-standing cooker with gas hob. Space and plumbing for an upright fridge freezer and automatic washing machine. Wall mounted combination boiler. UPVC double glazed window to the front.

Lounge/Dining Room

14'3" x 10'11" (4.35m x 3.35m)



A light room with a partially glazed door to the rear Porch and additional oriel window to the side. Radiator, TV point, laminate flooring and stairs ascending to the first-floor accommodation. A Conservatory-style Porch then leads you from the Lounge/Dining to the garden.



First Floor Landing

Doors to the Bedroom and Bathroom. Deep cupboard providing useful storage.

Bedroom

10'11" x 9'6" min (3.35m x 2.92m min)



UPVC double glazed window to the rear. Built-in wardrobes provides ample storage and an additional cupboard. Radiator. Access to the partially boarded loft.

Bathroom

7'6" x 7'2" (2.29m" x 2.18m")



Fitted with a white suite comprising: Panelled bath with electric shower over. Low level close coupled wc and pedestal wash hand basin. Radiator, shaver point and UPVC double glazed window to the front.

Gardens



The private and sunny gardens are designed for low

maintenance, with slate chippings to the front. The side garden is mostly paved, softened by a series of bushes, and a path leads to the front door, sheltered by a porch canopy. A gate opens to the rear garden, which is also predominantly paved and enclosed on two sides by screen walls and timber panel fencing on the west boundary. Timber shed and cold water tap.

Parking

Driveway parking for 1 car located at the rear of the property.