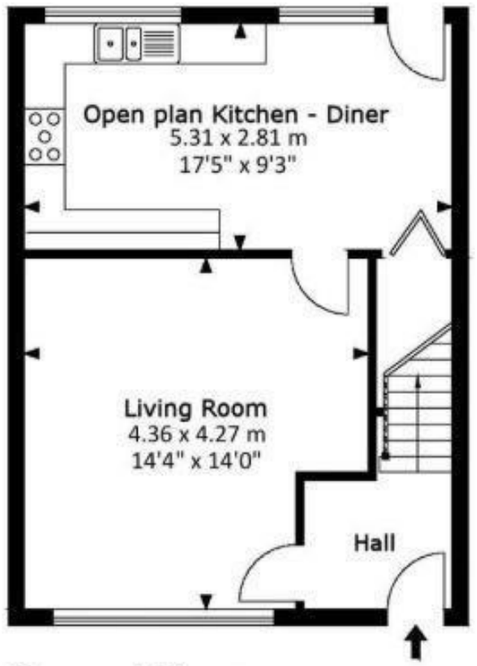
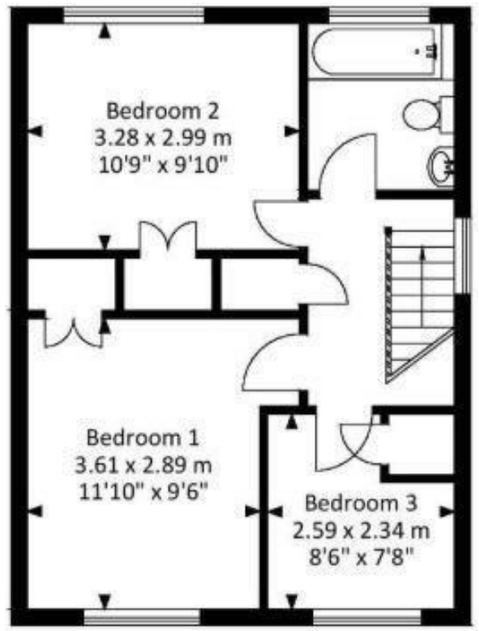
Gino's Estate Agents



Ground Floor



First Floor

Tenure: Freehold
Floor area: 869.00 sq ft
Tax Band: C
Local Authority: North Somerset

3 1 1 D

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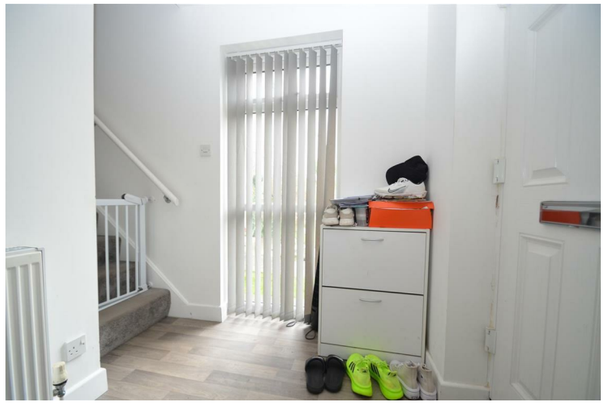
31 Trendlewood Way, Nailsea, BS48 2TH

£345,000

NO ONWARD CHAIN. A wonderfully spacious and modern 3 Bedroom semi detached home offering generous sized rooms with light and bright accommodation, that would make an ideal first home or even a great investment property. This family home benefits from a contemporary Kitchen & Bathroom, replacement boiler, and is situated in the ever popular east side of the town, just a short walk from open parkland, the train station and the outstanding schools. In brief, the UPVC double glazed & gas central heated property briefly comprises: Entrance Hall, Lounge and Kitchen/Dining Room. On the first floor there are 3 Bedrooms and a Family Bathroom whilst externally there are gardens to the front and rear along with a garage and parking space. EPC rating - D.

Entrance Hall



Entered via a UPVC double glazed door with additional UPVC double glazed window to the side. Radiator and archway to the Lounge. Stairs ascending to the first floor accommodation.

Lounge

14'3" x 14'0" (4.34m" x 4.27m")

Floor to ceiling UPVC double glazed window to the front. Feature wall mounted electric fire. Radiator. TV and telephone points.

Kitchen/Dining Room

17'5" x 9'3" (5.31m" x 2.82m")

Beautifully Fitted with a modern range of wall and base units with roll edge worksurfaces and upstand for splashback. Inset stainless steel sink with drainer and mixer tap over. Fitted electric oven with hob and extractor fan over. Space and plumbing for an upright fridge freezer and washing machine. Vertical radiator, storage cupboard, UPVC double glazed window and sliding doors to the rear garden.

First Floor Landing

UPVC double glazed window to the side. Useful linen cupboard. Access to the insulated and partially boarded loft via a pull down ladder - the combination boiler can be found up here.

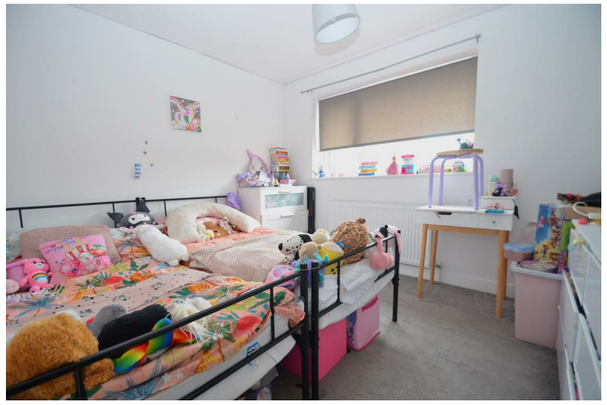
Bedroom 1

11'10" x 9'6" (3.61m" x 2.90m")

UPVC double glazed window to the front with a pleasant outlook. Radiator.

Bedroom 2

10'9" x 9'10" (3.28m" x 3.00m")



UPVC double glazed window to the rear. Radiator.

Bedroom 3

8'6" x 7'3" (2.59m" x 2.21m")

UPVC double glazed window to the front. Radiator.

Family Bathroom

6'6" x 6'3" (1.98m" x 1.91m")

Fitted with a white suite comprising: Panelled bath with glass screen and electric shower over. Low level close coupled wc and wash hand basin. Heated towel rail, extractor fan, ceiling spotlights and UPVC double glazed window to the rear.

Rear Garden

The property is enclosed by timber panelled fencing and laid to a paved patio and 2 raised areas of lawn. Outside cold water tap and gated side and rear access.

Front Garden

A generous frontage laid to lawn. Paved pathway leading to the front door. Outdoor light. Side gate into rear garden

Garage

Located in a block behind the rear garden. The garage is accessed via an up and over door.