



Attached Garage

17'8" x 7'10" (5.38m" x 2.39m")
Accessed via an electric up and over door. Light and power connected. Work surface with space and plumbing for a washing machine. UPVC double glazed window and door to the garden.

Second Garage

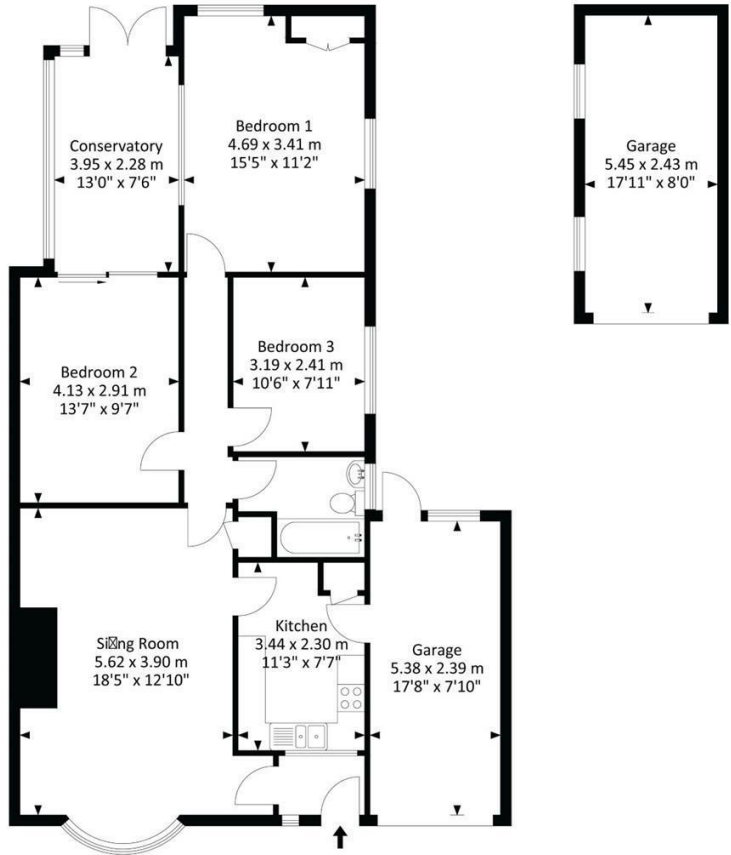
17'11" x 8'0" (5.46m" x 2.44m")
Accessed via an up and over door. Light and power connected. UPVC double glazed windows.

Front Garden

Predominantly laid to lawn with well stocked borders. Tarmac driveway leading to Garage.

**Mizzymead Rise,
Nailsea BS48 2JN**

Approx. Gross Internal Area
953.50 Sq.Ft - 88.60 Sq.M
Garages Area
281.0 Sq.Ft - 26.10 Sq.M
Total Area
1234.50 Sq.Ft - 114.70 Sq.M



For illustrative purposes only. Not to scale.
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.

Tenure: Freehold

Floor area: 953.00 sq ft

Tax Band: C

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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44 Mizzymead Rise, Nailsea, BS48 2JN

£375,000

NO ONWARD CHAIN. A much-loved & spacious, three Bedroom semi-detached bungalow, ideally situated just a short, level walk from the town centre, offering easy access to local shops, amenities, and public transport links. Occupying a favoured position on this quiet and highly sought-after road, the property benefits from a thoughtfully designed extension, further enhancing the already generous accommodation whilst benefitting from TWO GARAGES. While some cosmetic updating is required, the bungalow has clearly been well maintained over the years and offers excellent potential for a buyer to personalise and make their own. The accommodation briefly comprises: Entrance Porch, Sitting Room, Kitchen, Inner Hallway, Three Bedrooms, Conservatory and Bathroom whilst externally, the property enjoys well-kept front and rear gardens, driveway parking, and the rare advantage of two garages, one of which is detached. EPC Rating: D

Entrance Porch



Entered via UPVC double glazed with matching panel to side. A multi pane glazed door leads you into the Sitting Room.

Sitting Room

18'5" x 12'10" (5.61m" x 3.91m")



A light and bright room with UPVC double glazed bow window to the front. Feature fireplace with inset electric fire. Radiator, ceiling coving, TV point and useful storage cupboard. Doors to the Kitchen and Inner Hall.



Kitchen

11'3" x 7'7" (3.43m" x 2.31m")



Fitted with a modern range of wall and base units with roll edge worksurfaces over. Inset one and a half stainless steel sink and drainer with mixer tap and tiled splashbacks. Built in electric oven with gas hob and extractor. Spaces for an upfront fridge freezer. Cupboard housing the meters. Radiator and UPVC double glazed window to door to the Garage.



Inner Hall

Doors to all 3 Bedrooms & Bathroom. Radiator. Loft access.

Bedroom 1

15'5" x 11'2" (4.70m" x 3.40m")



A generous sized room with dual aspect UPVC double glazed windows. Double storage cupboard. Radiator.

Bedroom 2/Dining Room

13'7" x 9'7" (4.14m" x 2.92m")



UPVC double glazed sliding patio doors to the Conservatory windows. Radiator.

Conservatory

13'0" x 7'6" (3.96m" x 2.29m")



A great addition to the property. Of UPVC double glazed construction with glass roof and French doors to the rear garden. Radiator.

Bedroom 3

10'6" x 7'11" (3.20m" x 2.41m")



UPVC double glazed window to the side. Radiator.

Bathroom



Fully tiled and fitted with a white suite comprising; Panelled bath with thermostatically controlled shower and concertina shower screen. Concealed low level wc and wash basin with storage below. Chrome heated towel rail and UPVC double glazed window to side.

Rear Garden



Fully enclosed by timber panel fencing, the garden is predominantly laid to a lawn and paved patio area along with a further area to the side, ideal for early morning sunshine.