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**24 Mayflower Gardens, Nailsea, BS48 1QW**

**£299,995**

An excellent two-Bedroom semi detached home, located in this desirable and much sought after Cul de Sac, just a short distance from the town centre, excellent schools and the main line train station at Backwell. Offering a modern and contemporary theme throughout, the property has been updated in recent times but does require some finishing off in places and thus we feel would make an ideal first time buyer home. Benefitting from a generous driveway to the side, the UPVC double glazed & gas central heated property briefly comprises; Entrance Hall, Lounge, Kitchen and Conservatory. On the first floor there are 2 Bedrooms and a Family Bathroom whilst externally, there is a private rear garden and ample driveway parking to the front. EPC rating - D.

**Tenure:** Freehold  
**Floor area:** 702.78 sq ft  
**Tax Band:** C

**Local Authority:** North Somerset

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### Entrance Hall

Entered via UPVC double glazed door. Useful under stairs storage cupboard. Doors to the Lounge and Kitchen/Dining Room. Quality flooring which runs throughout the whole of the house apart from the stairs.

### Lounge

12'4" x 10'2" (3.76m x 3.05m/0.61m')



A light and bright room with UPVC double glazed window to the front. Stairs to the first-floor accommodation. Vertical radiator & TV point.



### Kitchen/Dining Room

12'4" x 10'2" (3.76m x 3.10m')



Fitted with a modern range of wall and base units with contemporary roll edge work surfaces over. Inset stainless steel sink and drainer with mixer tap and tiled splash backs. Electric cooker, spaces for fridge/freezer, washing machine and separate dryer. Radiator. UPVC double glazed window to the rear aspect. UPVC double glazed door to the Conservatory.



### Conservatory

12'3" x 11'5" (3.73m x 3.48m')



A great addition to the property, of dwarf wall and UPVC double glazed construction. We feel this room would make an ideal Dining Area. UPVC double glazed French doors opening on to the patio.

### First Floor Landing

Access to the partially boarded and insulated loft via a recently fitted wooden ladder. UPVC double window to the side. Doors to both Bedrooms and family Bathroom.

### Bedroom 1

12'5" x 10'3" (3.78m x 3.12m')



UPVC double glazed window to the front. Radiator.

### Bedroom 2

10'4" x 6'1" (3.15m x 1.85m')



UPVC double glazed window to the rear. Radiator. Cupboard providing useful storage space. Radiator.

### Bathroom

7'2" x 5'11" (2.18m x 1.80m')



Tiled and fitted with a white suite comprising; Panelled bath with glass screen and thermostatically controlled shower over. Level level close coupled wc and pedestal wash hand basin. Radiator. UPVC double glazed window to the rear.

### Rear Garden



Fully enclosed by timber panel fencing and enjoying a good deal of privacy, the garden is predominately laid to lawn with two paved patio areas. Outside tap, timber shed and gated access to the front.

### Front Garden

Laid to lawn with natural hedging to the front. Tarmac driveway providing plenty of off-road parking.