



36 Mizzymead Rise, Nailsea, BS48 2JN
£325,000

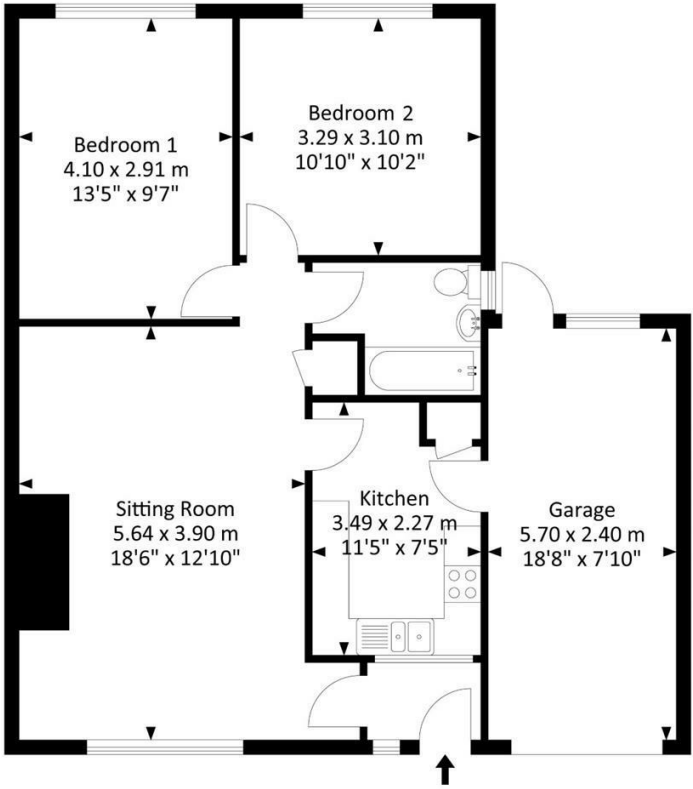
NO ONWARD CHAIN. A well-maintained 2 Bedroom semi detached bungalow that occupies a pleasant position within a quiet and highly sought-after road, conveniently located just a short, level walk from the town centre, with its excellent range of shops, amenities and public transport links. The property offers comfortable and well-proportioned accommodation comprising: Entrance Porch, generous Sitting Room, modern Kitchen, Two Bedrooms and Bathroom. Externally, the bungalow enjoys attractive and well-maintained gardens to both the front and rear, along with a garage and driveway parking. A superb opportunity for those seeking a conveniently positioned bungalow within easy reach of the town centre and ideal for those looking to move swiftly. EPC rating - D.

Mizzymead Rise,
Nailsea BS48 2JN

Approx. Gross Internal Area
668.70 Sq.Ft - 62.10 Sq.M

Garage Area
147.20 Sq.Ft - 13.70 Sq.M

Approx. Gross Internal Area
815.90 Sq.Ft - 75.80 Sq.M



Ground Floor

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: 668.00 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.



Entrance Porch



Entered via a UPVC double glazed door with matching side panel. Tiled flooring. Multi-pane glazed door opening into the Sitting Room.

Sitting Room

18'6" x 12'10" (5.64m" x 3.91m")



A generous main reception room featuring a modern fireplace with electric fire. Built-in storage cupboard, radiator and UPVC double glazed window overlooking the front. Doors provide access to the Kitchen, Bedrooms and Shower Room.



Kitchen

11'5" x 7'5" (3.48m" x 2.26m")



Fitted with a range of wall and base units complemented by square-edge work surfaces and matching splashbacks. Inset one and a half sink and drainer with mixer tap. Built-in electric oven with electric hob and extractor over. Spaces for an upright fridge/freezer and dishwasher. Further benefits include a useful larder cupboard, heated towel rail, vinyl flooring and UPVC double glazed window to the front. Door providing access to the Garage.



Bedroom 1

13'5" x 9'7" (4.09m" x 2.92m")



A well-proportioned double Bedroom. Radiator and UPVC double glazed window overlooking the rear garden.

Bedroom 2

10'10" x 10'2" (3.30m" x 3.10m")



A versatile second Bedroom, which can be used as a Dining Room if required. UPVC double glazed window to the rear.

Bathroom

5'10" x 5'5" (1.78m" x 1.65m")



Generously tiled and fitted with a suite comprising a panelled bath with shower over, pedestal wash hand basin and low-level W.C. UPVC double glazed window to the side.

Rear Garden



A private and nice sized garden, fully enclosed by timber panel fencing and consisting of a paved patio to the side with a further paved area at the top of the garden, providing an ideal space for outdoor seating whilst the remaining area is laid to lawn.



Front Garden

An attractive and well-maintained frontage, predominantly laid to lawn. A tarmac driveway provides off-street parking and leads to the Garage.

Garage

18'8"x 17'10" (5.69m"x 5.44m")

UPVC double glazed window and door providing access to the rear garden. Cold water tap. space and plumbing for an automatic washing machine.