



**15 Abbotsbury Road, Nailsea, North Somerset, BS48 2QL**

**£319,995**

NO ONWARD CHAIN. A lovely 3 Bedroom semi detached home located in this popular residential area in Nailsea, that has been updated in recent years to provide a modern and stylish family home, with the added bonus of a garage & driveway to the side. Located within easy reach of the local amenities in Old Church Road while also being close to open parkland, and the excellent schools, this ideal starter home would also make a perfect rental opportunity with a good rental return. The layout briefly comprises: Entrance Hall, Living room, Dining Room and Kitchen. The first floor offers 3 Bedrooms and Bathroom whilst externally there are gardens to the front and rear along with a garage and driveway parking. EPC rating - C.



**Tenure:** Freehold

**Floor area:** 764.00 sq ft

**Tax Band:** C

**Local Authority:** North Somerset

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## Entrance Hall

Entered via a UPVC double glazed front door. Built in shelved cupboard housing the modern consumer unit. Opening to the Living Room.

## Living Room

14'0" x 13'0" (4.27m" x 3.96m")



Full length UPVC double glazed window to the front. Radiator, ceiling coving, ceiling rose with central pendant light. TV point, telephone point and open access to the Dining Room.



## Dining Room

9'10" x 7'9" (3.00m" x 2.36m")



## First Floor Landing

Built in linen cupboard. Access to the partially boarded and insulated loft via a pull down loft ladder. The combination boiler can be found up here. Smoke alarm.

## Kitchen

10'0" x 8'0" (3.05m" x 2.44m")



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. Inset electric oven with hob and extractor hood above. Space and plumbing for an upright fridge freezer and washing machine. UPVC double glazed window overlooking the rear garden and UPVC double glazed door to the side.



cupboard and UPVC double glazed French doors to the rear garden. Door to the Kitchen.

## Bedroom 1

13'5" x 9'3" max (4.09m" x 2.82m" max)



UPVC double glazed window to the front. Fitted with a range of wardrobes providing ample storage. Radiator, TV point and telephone point.

## Bedroom 2

10'8" x 9'4" (3.25m" x 2.84m")



UPVC double glazed window to the rear. Radiator.

## Bedroom 3

8'7" x 6'9" (2.62m" x 2.06m")



UPVC double glazed window to the front. Radiator.

## Bathroom



Fitted with a modern white suite comprises: Panelled bath with glass shower screen and shower over. Low level close coupled WC and wash hand basin. Heated towel rail. UPVC double glazed window to the rear.

## Rear Garden



Designed for ease of maintenance, this fully enclosed rear garden is mainly laid to patio with further areas of gravel and slate chippings. The path continues to a gravelled area. Outside cold water tap and light.

## Front Garden

A long tarmacadam drive provides parking for two to three cars and leads to the detached garage. The garden at the front is partly gravelled with a series of shrubs.

## Garage

Accessed via an up and over door. Light and power connected.