

Biddisham Close Nailsea BS48 2QF

Offers Over £260,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
House - Terraced



HOW BIG
788.00 sq ft



BEDROOMS
3



RECEPTION ROOMS
2



BATHROOMS
2



WARMTH
Gas Central Heating



PARKING
Garage & Parking



OUTSIDE SPACE
Front & Rear



EPC RATING
C



COUNCIL TAX BAND
B

A modern terrace house located in a popular residential area, offering a perfect opportunity for you to put your own stamp on it.

As you enter through the separate entrance hall, you are greeted by a sitting room at the front of the house that leads seamlessly into the kitchen/dining room. The downstairs extension has added a cosy snug area with doors opening onto the garden, as well as an additional shower room for added convenience. Moving upstairs, you will find three well-proportioned bedrooms and a family bathroom, providing ample space for a growing family or those in need of a home office.

The front and rear gardens offer outdoor space to enjoy, with the back garden thoughtfully designed to be easy to maintain, perfect for those with a busy lifestyle. Additionally, there is a single garage with power and allocated parking at the rear of the property, ensuring that parking will never be an issue.

Situated within walking distance of Nailsea Town Centre and Nailsea Secondary School, this home is ideally located for those looking for a blend of comfort, convenience, and potential.

This property truly is a great opportunity for first time buyers or those taking the next step on the property ladder. The house is also sold with no onward chain.



A modern family home with great potential, enjoying a garage and parking, found in a popular location.



HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

Proof of identification - we need to run an electronic check for all purchasers of the property. To do this, we need your full name including titles, dates of births and residential address(s) for the last three years. The ID check is at no cost.

Proof of funding - if a mortgage is required, we need to see an up-to-date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash, we will need to see an official statement of the funds required.

Proof of chain - if you are selling your home with another agent, we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients. Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral fee £175 + VAT, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Centre - Mortgage Advisors Referral Fee 20% of the net commission received. All referral fees are included within any quotes provided by the named companies.



Up your street...

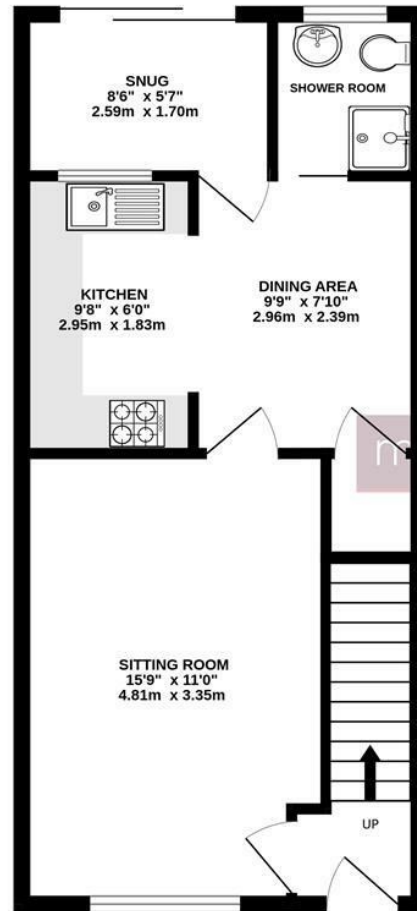


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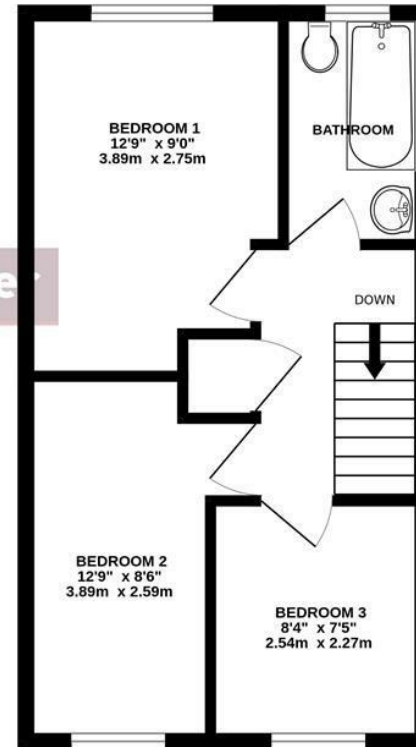




GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA: 788 sq.ft. (73.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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