

Rear Garden



Front Garden

Steps lead you up to the property where the garden is split into levels, with a plethora of shrubs and hedgerow.

A south facing garden mainly laid to patio for ease of maintenance with flower beds. Enclosed by timber panel fencing with space for sheds/greenhouses. There is also a double wooden gate should you want to use the rear for off-road parking.

Approximate Gross Internal Area = 71.5 sq m / 770 sq ft



Ground Floor

For illustrative purposes only. Not to scale. ID1038170
 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.
 Floor Plan Produced by EPC Provision

Tenure: Freehold
Floor area: 770.00 sq ft
Tax Band: C



Local Authority: North Somerset

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Gino's Estate Agents



25 Rock Avenue, Nailsea, North Somerset, BS48 2AJ

£249,995

NO ONWARD CHAIN. A 2 Bedroom semi detached, split-level bungalow, in need of updating and modernising throughout, located in this quiet, mature avenue on the edge of the old village with a range of local amenities close by and still within easy reach of the town centre. Benefitting from a south facing rear garden with adjacent garage to the rear, this spacious property would ideally suit someone looking to stamp their own mark and in brief, the layout comprises: Entrance Hall, Lounge/Dining Room, Kitchen, 2 Bedrooms and Bathroom whilst externally there are gardens to the front and rear along with a garage and driveway. EPC rating - D.

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Ground Floor

Side Porch/Utility

19'02" x 4'02" (5.84m x 1.27m)



Entered via a UPVC double glazed door. Range of base units providing useful storage. Tiled flooring, door into the Entrance Hall and a further UPVC double glazed door to the rear garden.

Entrance Hall

10'07" x 4'04" (3.23m x 1.32m)



Stairs ascending to the Bedrooms. Radiator.

Bathroom

7'11" x 5'9" (2.41m x 1.75m)



Fitted with a suite comprising: Panelled bath with

thermostatically controlled shower. Low level wc and vanity unit with wash hand basin. Radiator, airing cupboard, extractor fan and window to the side.

Living/Dining Room

17'10" x 13'6" (5.44m x 4.11m)

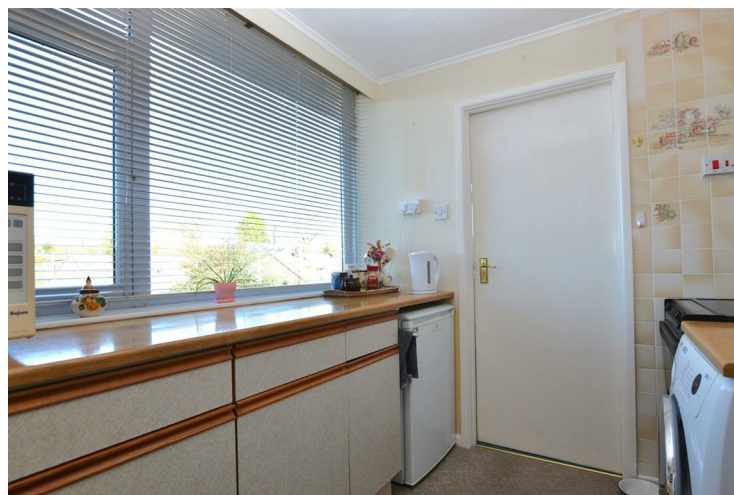


A lovely sized, light room with UPVC double glazed picture window to the front. Inset gas fire with back boiler. 2 radiators, ceiling coving, TV and telephone point.



Kitchen

8'6" x 7'3" (2.59m x 2.21m)



Fitted with a range of wall and base units with roll edge worksurfaces and tiling to splashback. Inset stainless steel

sink with drainer and mixer tap. Space for a free-standing cooker, fridge and washing machine. UPVC double glazed window to the front. Door to the Lounge/Dining Room.



Bedroom 1

11'11" x 10'11" (3.63m x 3.33m)



UPVC double glazed window to the rear. Radiator. Range of fitted wardrobes.



Bedroom 2

11'0" x 10'2" max (3.35m x 3.10m max)



UPVC double glazed window to the rear. Radiator. Stairs up to the loft space.



Garage



Located at the rear of the property and accessed off Lion Close. The garage has an up and over door, light and power and a pedestrian door.