

### Front Garden

Tarmac driveway providing off-road parking for 2 cars.

### Rear Garden

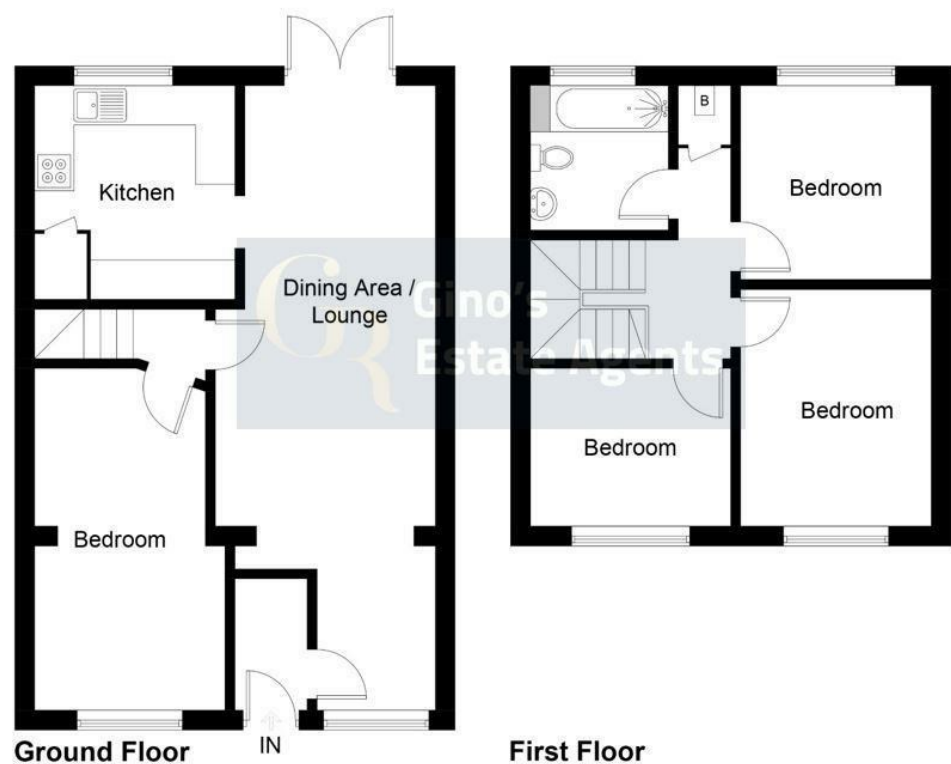


patio immediately off the house leading onto further areas laid to artificial lawn and gravel. Cold water tap, timber shed and rear gate.



Fully enclosed by timber panel fencing, this south facing rear garden, designed for ease of maintenance, consists of a paved

Approximate Gross Internal Area = 99.2 sq m / 1068 sq ft



For illustrative purposes only. Not to scale. ID1060810  
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: 1068.00 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Gino's Estate Agents



9 The Maples, Nailsea, North Somerset, BS48 4RT

£337,500

NO ONWARD CHAIN. A beautifully presented and generous sized, 4 DOUBLE BEDROOM family home, located towards the west end of the Nailsea, close to the well regarded primary schools, bus routes and local stores. This spacious property benefits from a modern Kitchen & Bathroom, south facing rear garden and would make an ideal first-time buyer home whilst also being perfect for those looking to move swiftly. The UPVC double glazed and gas central heated property comprises: Entrance Hall, Lounge/Dining Room, Kitchen and Bedroom 4. On the first floor there are 3 further good sized Bedrooms and a Bathroom whilst externally there are low maintenance gardens to the front and rear along with driveway parking for 2 cars. EPC rating - C.

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## Ground Floor

### Entrance Porch

6'5" x 3'7" (1.96m" x 1.09m")

Entered via a UPVC double glazed door. Useful storage space for shoes & coats. A further glazed door leads you into the Lounge.

### Lounge/Dining Room

23'8" x 10'9" min (7.21m" x 3.28m" min)



A generous sized, dual aspect room with UPVC double glazed window to the front and UPVC double glazed French doors to the rear garden. Contemporary LVT flooring, radiator, TV point and vertical radiator. Stairs ascending to the first floor accommodation. Bedroom 4 can be accessed from here.

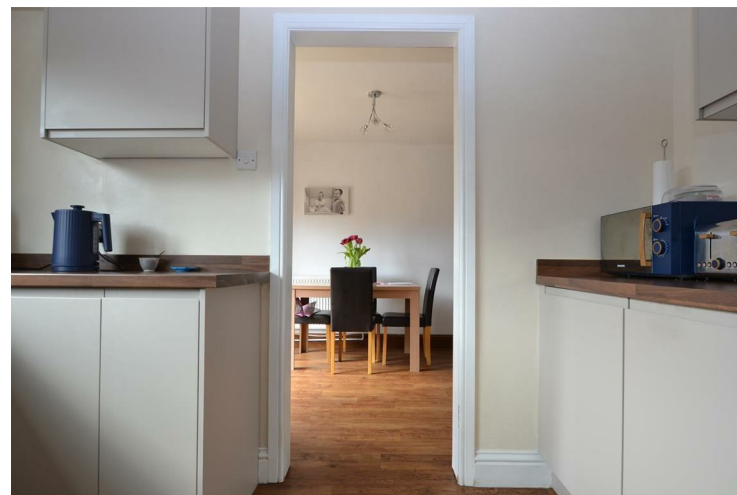


### Kitchen

10'7" x 9'9" (3.23m" x 2.97m")

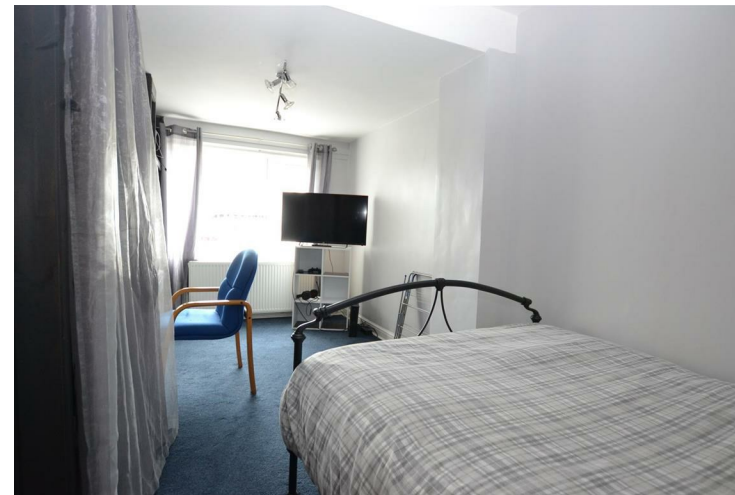


A beautiful Kitchen, fitted with a range of modern wall and base units with roll edge worksurfaces and upstand for splashback. Inset granite composite sink with drainer and mixer tap. Fitted electric oven with electric hob and extractor hood over. Integrated fridge, freezer and dishwasher. Space and plumbing for an automatic washing machine. Useful understairs storage cupboard, LVT flooring and UPVC double glazed window to the rear.

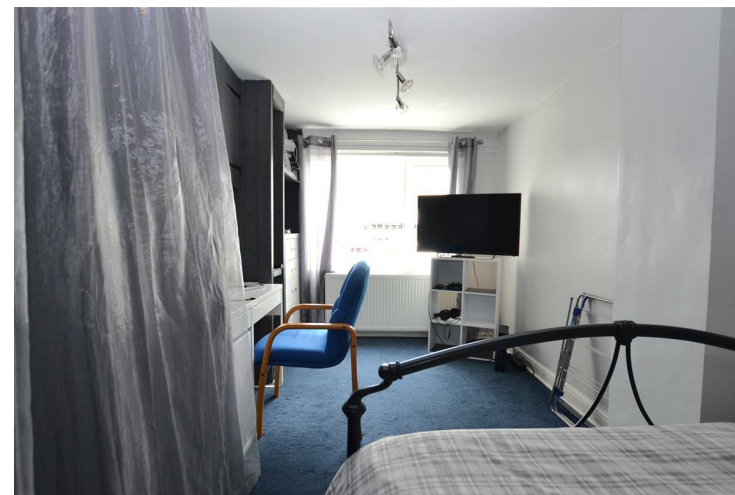


### Bedroom 4

16'8" x 8'2" (5.08m" x 2.49m")



A fantastic room which has been used for a number of purposes over the years and is currently the 4th Bedroom. UPVC double glazed window to the front. Radiator, ceiling spotlights and TV point.



### First Floor Landing

Doors to all Bedrooms and Bathroom. Access to the partially boarded and fully insulated loft via a pull-down ladder. Cupboard housing the combination boiler.

### Bedroom 1

11'9" x 9'5" (3.58m" x 2.87m")



UPVC double glazed window to the front. Radiator. TV point.

### Bedroom 2

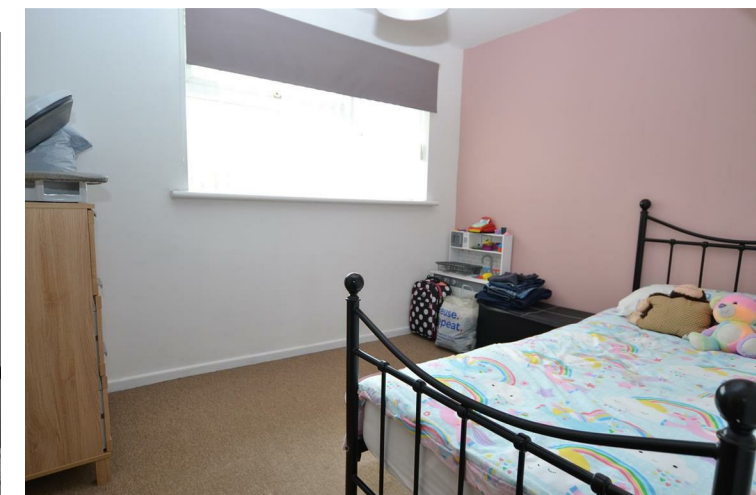
9'6" x 9'5" (2.90m" x 2.87m")



UPVC double glazed window to the rear. Radiator. TV point.

### Bedroom 3

9'9" x 8'1" (2.97m" x 2.46m")



UPVC double glazed window to the front. Radiator.

### Family Bathroom

7'2" x 7'0" (2.18m" x 2.13m")



Beautifully fitted with a modern white suite comprising: Panelled bath with glass screen and thermostatically controlled shower over. Low level close coupled wc and vanity unit with inset wash hand basin. Extractor fan, heated towel rail and UPVC double glazed window to the front.