

**Rear Garden**

be used for a parking space if you wish. Outside power, cold water tap and side access.



An easy to maintain rear garden which is laid to attractive paved patio slabs. Fully enclosed by timber panel fencing with double gates leading to the lane at the back. Part of the garden could

Approximate Gross Internal Area = 75.5 sq m / 813 sq ft.



Illustration for identification purposes only, measurements are approximate, not to scale. (ID878643)

**Tenure:** Freehold  
**Floor area:** 813.00 sq ft  
**Tax Band:** B



**Local Authority:** North Somerset

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# Gino's Estate Agents



**13 Strawberry Close, Nailsea, North Somerset, BS48 4NX**

**£275,000**

An extremely well presented and generous sized 2 DOUBLE BEDROOM semi detached home which would make an ideally first time buyer home. This desirable property is located in a quiet cul-de-sac, situated close to Holy Trinity Church & Grove school and boasts a modern and stylish theme throughout with the benefit of a contemporary Kitchen & Bathroom. In brief, the accommodation comprises: Entrance Hall, Utility Area (originally a Cloakroom) a light and airy Lounge/Dining Room overlooking the rear garden and a modern Kitchen. Upstairs you will find two large bedrooms - the master boasting a double wardrobe and modern Bathroom whilst externally the property benefits from low maintenance front and rear gardens. EPC rating - C.

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## Ground Floor

### Entrance Hall



Entered via a UPVC double glazed door. Stairs ascending to the first floor accommodation with useful understairs storage cupboard. Radiator, smoke alarm and tiled effect laminate flooring.

### Utility/Cloakroom

Originally used as a Cloakroom - there is plumbing still in place should you wish to convert it back. Space and plumbing for an automatic washing machine. Radiator. UPVC double glazed window to the side.

### Kitchen

9'6" x 8'1" (2.90m" x 2.46m")



Beautifully fitted with a modern range of 'Wren' wall and base units with worktops over and tiling for splashback. Inset one a half stainless steel sink with drainer and mixer tap. Space for a free standing cooker with extractor hood over. Space for an upright fridge freezer. Concealed combination boiler, ceiling spot lights and UPVC double glazed window to the front.



### Lounge/Dining Room

18'4" x 12'0" (5.59m" x 3.66m")



A light and airy room with UPVC double glazed French doors and window to the rear garden. Ceiling coving, 2 radiators and TV point.



### First Floor Landing

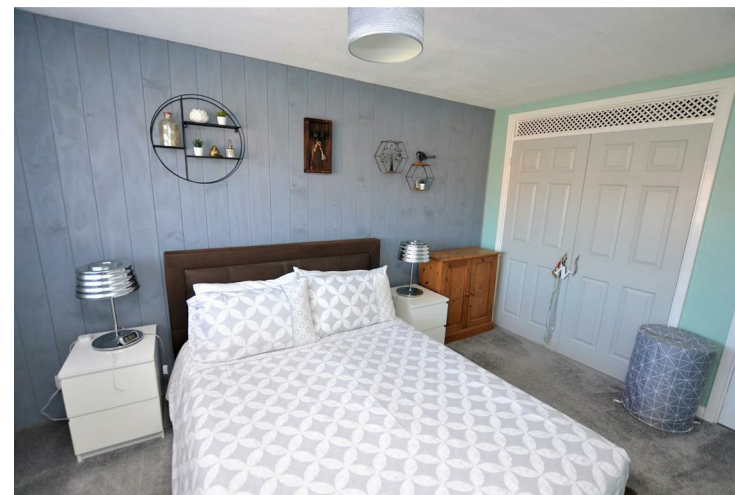
Doors to both Bedrooms and Bathroom. Access to the partially boarded and insulated loft via a pull down ladder. Large storage cupboard, radiator and linen cupboard.

### Bedroom 1

13'2" x 9'9" (4.01m" x 2.97m")



UPVC double glazed window to the rear. Built in double wardrobe. Radiator.



### Bedroom 2

13'2" x 8'3" (4.01m" x 2.51m")



UPVC double glazed window to the rear. Radiator, ceiling spot lights and laminate flooring.

### Family Bathroom



Fitted with a white suite comprising: Panelled bath with mixer shower over. Concealed low level wc and wash hand basin with storage below. Ceiling spot lights, extractor fan and chrome heated towel rail. UPVC double glazed windows to the front.

### Outside

#### Front Garden

The front garden is enclosed by low level fencing and laid to gravel with raised flower bed and established shrubs.