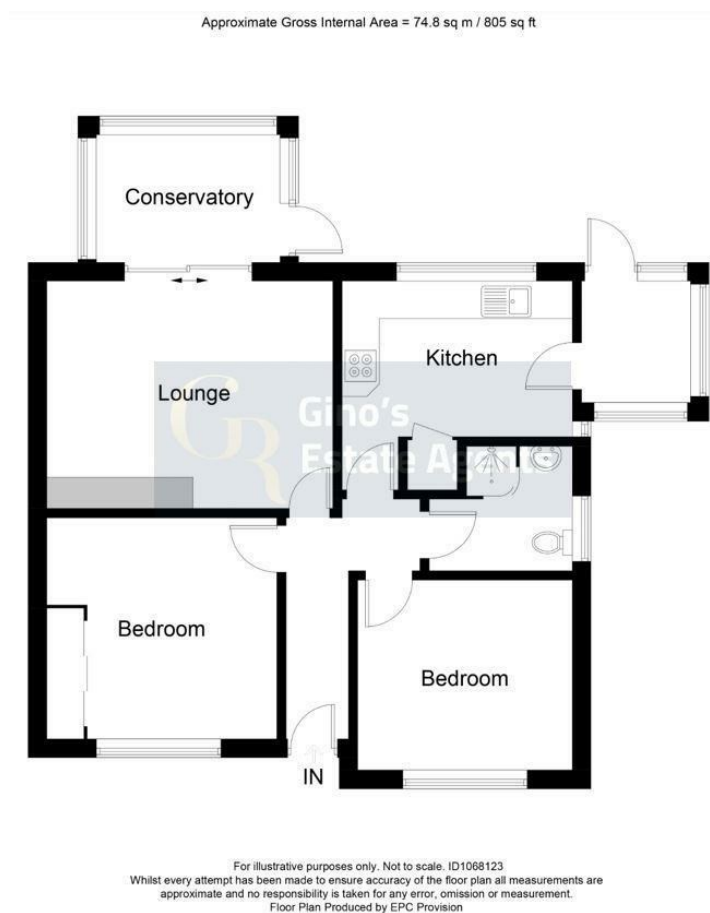


Front Garden

Block paved driveway provides off-road parking and leads to the detached single garage. Side gated access.

Garage

Accessed via an up and over door. Pedestrian door into the garage. Light and power connected.



Tenure: Freehold

Floor area: 805.00 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.



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Gino's Estate Agents



37 Beechwood Road, Nailsea, North Somerset, BS48 2AF

£289,995

NO ONWARD CHAIN. A super 2 Bedroom semi detached bungalow, located in one of Nailsea's most sought after and requested roads - 'Beechwood Road'. Situated in this quiet residential road with level access to the town centre shops & amenities and offered for sale with no onward chain, the UPVC double glazed and gas central heated property briefly comprises: Entrance Hall, Lounge, Conservatory, Kitchen/Breakfast Room, Side Porch, 2 double Bedrooms and Shower Room whilst externally there is a side patio garden area and driveway parking. EPC rating - D.

Ground Floor

Entrance Hall



Entered via a UPVC double glazed door. Radiator, dado rail, laminate flooring and access to the loft via a pull-down ladder.

Lounge

15'1" x 11'9" (4.60m" x 3.58m")



A light and bright room with UPVC double glazed sliding patio doors to the Conservatory. Fitted gas fire set on a tiled hearth and wooden mantle. Radiator, ceiling coving and TV point.



Conservatory

9'7" x 6'8" (2.92m" x 2.03m")



Of UPVC double glazed construction with poly carbonate roof. UPVC double glazed door to the rear garden.

Kitchen/Breakfast Room

12'2" x 7'8" (3.71m" x 2.34m")



Fitted with a range of wall and base units with roll edge worksurfaces and tiling to splashback. Inset one and a half stainless steel sink with drainer and mixer tap. Space for a free-standing cooker, upright fridge freezer and washing machine. Useful pantry cupboard, radiator and space for a table. UPVC double glazed window to the rear and door to the Side Porch.



Side Porch

6'9" x 5'8" (2.06m" x 1.73m")



Part UPVC double glazed construction with poly carbonate roof. Glazed door to the rear.

Bedroom 1

12'1" x 11'5" (3.68m" x 3.48m")



UPVC double glazed window to the front. Range of fitted wardrobes providing useful storage and additional cupboard. Radiator.

Bedroom 2

11'3" x 9'7" (3.43m" x 2.92m")



A double Bedroom but currently being used as a Dining Room. UPVC double glazed window to the front. Radiator, ceiling coving and radiator.

Shower Room

7'6" x 6'7" (2.29m" x 2.01m")



Generously tiled and fitted with a suite comprising: Shower quadrant with electric shower over. Low level wc and pedestal wash hand basin. Radiator. UPVC double glazed window to the side.

Outside

Rear Garden



A private and low maintenance rear garden mainly laid to patio with raised flower and shrub borders. Enclosed by timber fence panels. Side access. Cold water tap.

