



Title Plan



Garage

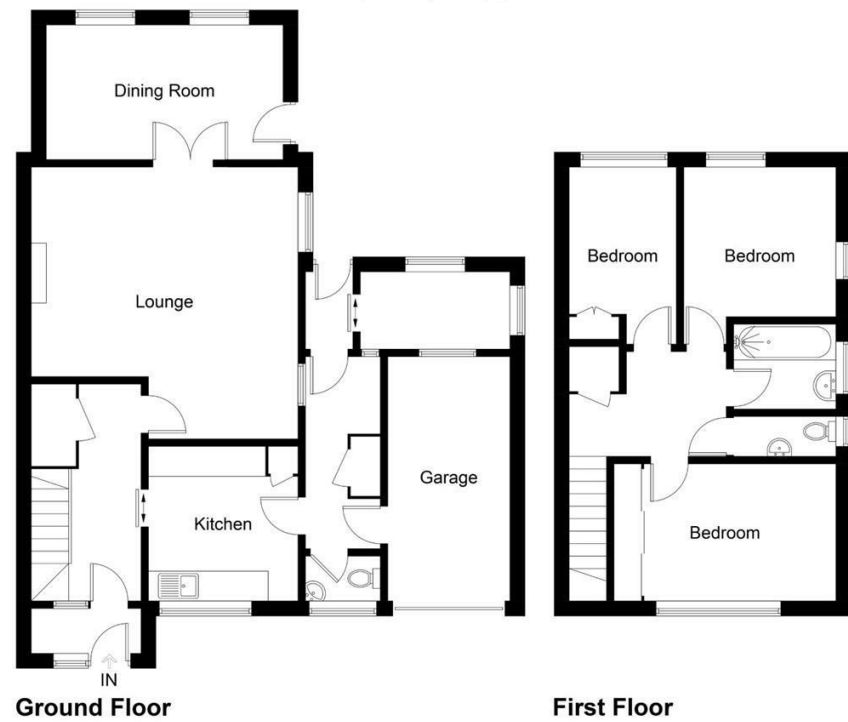
Accessed via an up and over door. Light and power connected. Door into the side lobby.

Front Garden

Driveway parking in front of the garage. Side access. Consisting of a paved area with established hedgerow.

53 Sunnymede Road

Approximate Gross Internal Area = 137.4 sq m / 1479 sq ft (Including Garage)



For illustrative purposes only. Not to scale. ID1079530
 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: 1479.00 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



53 Sunnymede Road, Nailsea, North Somerset, BS48 2NF

Guide price £345,000

NO ONWARD CHAIN. We are delighted to offer for sale this most desirable 3 bedroom semi detached family home located on this extremely popular and sought after road, offering generous sized accommodation. Arranged over two floors and benefitting from a ground floor extension, this spacious property does require a fair amount of works but does boast a glorious sized rear garden with huge potential. Located only a short distance from the town centre and amenities as well as public transport routes, the layout comprises: Entrance Porch, Entrance Hall, Kitchen, Side Lobby, WC, Lounge and Dining Room whilst to the first floor there are 3 even sized Bedrooms, a Family Bathroom and separate WC whilst externally there are gardens to the front and rear along with a garage and driveway parking. EPC rating - E.

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Ground Floor

Entrance Porch

Entered via a UPVC double glazed door. Tiled flooring. A further door leads you into the Entrance Hall.

Entrance Hall



Stairs ascending to the first-floor accommodation with under stairs storage cupboards. Radiator. Door to the Kitchen and Lounge.

Kitchen

10'1" x 9'9" (3.07m" x 2.97m")



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 cooker and washing machine. Pantry cupboard, radiator and UPVC double glazed window to the front. Door to the Side Lobby,



Side Lobby

Door to the garage, WC and rear Lean To. Storage cupboard and space for further appliances.

WC

Low level close coupled wc and wash hand basin. UPVC double glazed window to the front.

Lounge

17'7" x 16'2" (5.36m" x 4.93m")



A lovely sized, light room with 2 windows to the side and glazed double doors to the Dining Room. Fitted gas fire with back boiler. Radiator, TV point and serving hatch to the Kitchen.



Dining Room

15'7" x 8'9" (4.75m" x 2.67m")



A great addition to the property which could also make a perfect 2nd Sitting

Room. 2 UPVC double glazed windows and door to the rear garden. Radiator.

First Floor Landing

A generous landing space with access to the loft. The felt appears to have been replaced. Airing cupboard.

Bedroom 1

12'7" x 9'0" (3.84m" x 2.74m")



UPVC double glazed window to the front. Range of fitted wardrobes providing ample storage. Radiator.



Bedroom 2

10'0" x 9'9" (3.05m" x 2.97m")



UPVC double glazed window to the rear. Radiator.

Bedroom 3

8'8" x 7'0" min (2.64m" x 2.13m" min)



UPVC double glazed window to the rear. Storage cupboard. Radiator.

Separate WC

Low level wc and vanity unit with inset wash hand basin. UPVC double glazed window to the side.

Family Bathroom

6'7" x 5'6" (2.01m" x 1.68m")



Fitted with a suite comprising: Panelled bath with electric shower over. Pedestal wash hand basin. Radiator. UPVC double glazed window to the side.

Rear Garden



What a fabulous sized rear garden!! Fully enclosed by a extremely private, this mature garden consists of a paved patio area immediately off the property leading onto the main area which is laid to lawn with a plethora of shrubs, hedges and trees. Side access. 2 timber sheds.