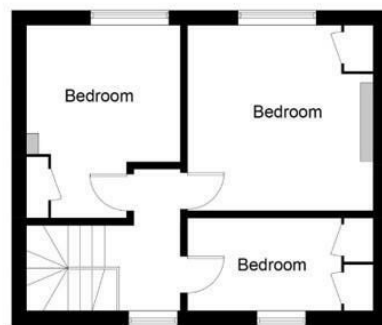




Approximate Gross Internal Area = 95.8 sq m / 1031 sq ft  
(Excluding Outside Store)



First Floor



Ground Floor

For illustrative purposes only. Not to scale. ID1019026  
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.

**Tenure:** Freehold  
**Floor area:** 1313.21 sq ft  
**Tax Band:** B



**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.

**23 Ridgeway, Nailsea, North Somerset, BS48 2EG**

**£290,000**

**NO ONWARD CHAIN.** A sensibly priced 3 Bedroom semi detached property in need of updating throughout but sitting on a larger than average plot thus offering huge potential to extend subject to any permissions required. Located in a quiet and fairly central area, in this mature road on the edge of "The Old Village" the layout briefly comprises: Entrance Hall, Lounge, Dining Room, Kitchen and Bathroom. On the first floor there are 3 Bedrooms whilst externally there are gardens to the front and rear along with driveway parking. EPC rating - TBC.



## Ground Floor

### Entrance Hall

Entered via a UPVC double glazed door. UPVC double glazed window to the front on the half landing. Stairs ascending to the first floor accommodation with useful under stairs storage cupboard.

### Lounge

12'7" x 12'4" (3.84m" x 3.76m")



UPVC double glazed window to the rear. Log burner with wooden mantel which acts as the main focal point. Radiator.

### Dining Room

13'8" x 10'4" (4.17m" x 3.15m")



UPVC double glazed window to the rear. Fitted gas fire with back boiler. Radiator.

### Kitchen

16'1" x 6'2" (4.90m" x 1.88m")



Fitted with a range of white 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, washing machine and upright fridge freezer. UPVC double glazed window and door to the side. Radiator.



### Bathroom



Fitted with a white suite comprising: Panelled bath. Low level coupled wc and pedestal wash hand basin. Radiator. UPVC double glazed windows to the rear.

### First Floor Landing

Access to the loft. UPVC double glazed window to the front.

### Bedroom 1

12'5" x 12'6" max (3.78m" x 3.81m" max)



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

### Bedroom 2

12'7" x 10'3" (3.84m" x 3.12m")

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

### Bedroom 3

10'4" x 6'4" (3.15m" x 1.93m")

UPVC double glazed window to the front. Radiator. Airing cupboard.

### Outside

#### Rear Garden



A generous sized rear garden that is south facing so benefits from sunshine all day, predominately laid to lawn with a paved pathway to the rear of the garden. Mainly enclosed by timber panel fencing.



#### Front Garden

A large frontage mainly laid to lawn. Driveway providing off road parking for numerous vehicles. Side access leads you to the rear garden.

#### Pre Fab Garage/Storage