

## 5 Eastway Close, Nailsea, North Somerset, BS48 2NJ

**£265,000**

**NO ONWARD CHAIN.** An extremely spacious, 3 Bedroom family home, that offers generous sized accommodation, situated in this quiet cul de sac in central Nailsea. On the market for the first time in over nearly 40 years, this sensibly priced home would benefit from updating and modernizing throughout so ideal for those looking to stamp their mark and is offered for sale with no onward chain delays. Located only a short walk away from the town centre with all its amenities, the layout comprises: Entrance Porch, Entrance Hall, Kitchen and Lounge/Dining Room. The first floor offers 3 good-sized Bedrooms, a separate WC and Shower Room whilst externally there are gardens to the front and rear along with a garage located a short walk away. EPC rating - D.



**Tenure:** Freehold  
**Floor area:** 983.00 sq ft  
**Tax Band:** C

**Local Authority:** North Somerset

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## Entrance Porch

Entered via UPVC double-glazed French doors. A further door leads you into the Entrance Hall.

## Entrance Hall



Stairs ascending to the first-floor accommodation with understairs storage cupboard. Smoke alarm. Doors to the Kitchen & Lounge.



## Kitchen



Fitted with a range of wall and base units with roll edge worksurfaces and tiling for splashback. Inset stainless steel sink with drainer and mixer tap. Space for a free-standing cooker, upright fridge freezer and washing machine. Double glazed window to the front.

## Lounge

18'8" x 12'4" (5.69m" x 3.76m" )



A lovely sized, light room benefitting from a double glazed window and sliding patio doors to the rear garden. Feature gas fireplace with inset back boiler. Radiator, TV point and ceiling coving.



## First Floor Landing

Access to the loft. Cupboard housing the hot water tank and additional storage cupboard. Smoke alarm.

## Bedroom 1



Double glazed window to the front. Radiator. Useful storage cupboard.

## Bedroom 2



Double glazed window to the rear. Radiator.

## Bedroom 3

10'0" x 7'1" (3.05m" x 2.16m" )



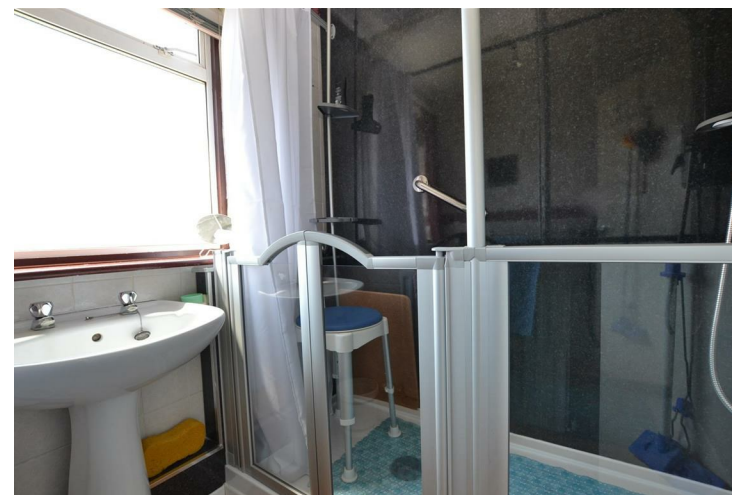
Double glazed window to the rear. Radiator.

## WC

Low level close coupled wc. Double glazed window to the rear.

## Shower Room

9'2" x 5'6" (2.79m" x 1.68m" )



Fitted with a suite comprising: Shower enclosure with electric shower over. Pedestal wash hand basin. Radiator. Double glazed window to the front.

## Outside

### Rear Garden



Enclosed by timber panel fencing, the rear garden mainly consists of a level lawned area with shrub borders and paved pathway. Rear gate.

### Front Garden

Laid to lawn with central paved pathway leading to the front door.

### Garage

There is single garage located in a block nearby. Accessed via an up an over door.