

## Garage

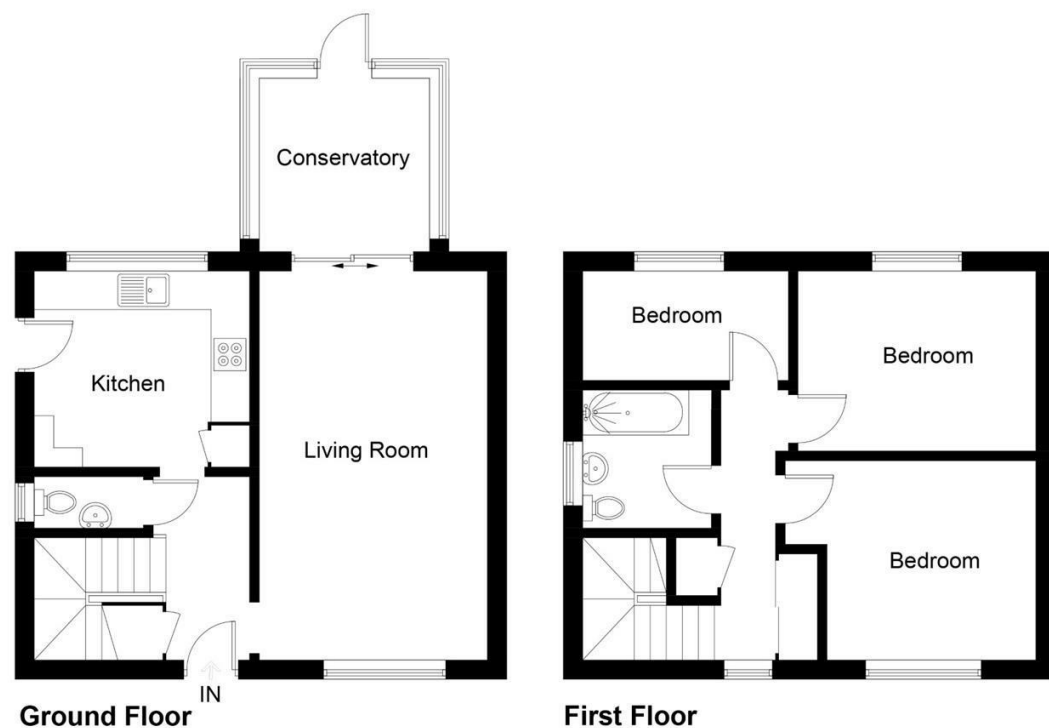
Accessed via an up and over door. Light and power connected.  
Loft storage space.

# Gino's Estate Agents



## 27 Wareham Close

Approximate Gross Internal Area = 93.6 sq m / 1007 sq ft



Ground Floor

First Floor

For illustrative purposes only. Not to scale. ID1098438  
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:** 1007.00 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.



**27 Wareham Close, Nailsea, North Somerset, BS48 2HX**

**£315,000**

A sizeable 3 Bedroom semi detached house located in a quiet cul de sac in central Nailsea, backing onto open ground with views towards Tickenham, in close proximity to shops, schools and local amenities. Sensibly priced due to updating that is required, this spacious home would ideally suit a first time buyer looking to stamp their mark and in brief, the layout comprises: Entrance Hall, Cloakroom, Lounge/Dining Room and Kitchen. Upstairs are 3 Bedrooms and a Family Bathroom whilst externally there are gardens to the front and rear along with a large driveway and garage. EPC rating - D.

**Ginos Estate Agents**  
34 St Marys Park, Nailsea, North Somerset, BS48 4RP  
T. 01275 540 176 | sales@ginosproperties.co.uk  
ginosproperties.co.uk





## Ground Floor

### Entrance Hall



With stairs ascending to the first floor accommodation. Useful understairs storage cupboard, radiator and telephone point. Doors to the Cloakroom, Lounge and Kitchen/Dining Room.

### Cloakroom

Fitted with a white suite comprising: Low level wc, wash hand basin and UPVC double glazed window to the side.

### Lounge/Dining Room

19'8" x 11'6" (5.99m" x 3.51m")



A light and bright room having a UPVC double glazed window to the front and UPVC double glazed sliding patio doors to the rear. Inset stone fireplace with facility for an electric fire. TV point. Radiator.



### Conservatory

8'8" x 8'8" (2.64m" x 2.64m")



Of UPVC double glazed construction with access to the rear garden

### Kitchen



Fitted with a range of wall and base units with roll edge worksurfaces. Inset stainless steel sink with drainer and taps. Space for a free standing gas/electric cooker, washing machine and fridge. UPVC double glazed window to the rear and UPVC double glazed door to the side.

### First Floor Landing

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

Large storage cupboard and a further double wardrobe with sliding doors providing additional storage. Doors to all Bedrooms and Bathroom.

### Bedroom 1

12"13 x 9'14 (3.66m'3.96m x 2.74m)



UPVC double glazed window to the rear.

### Bedroom 2

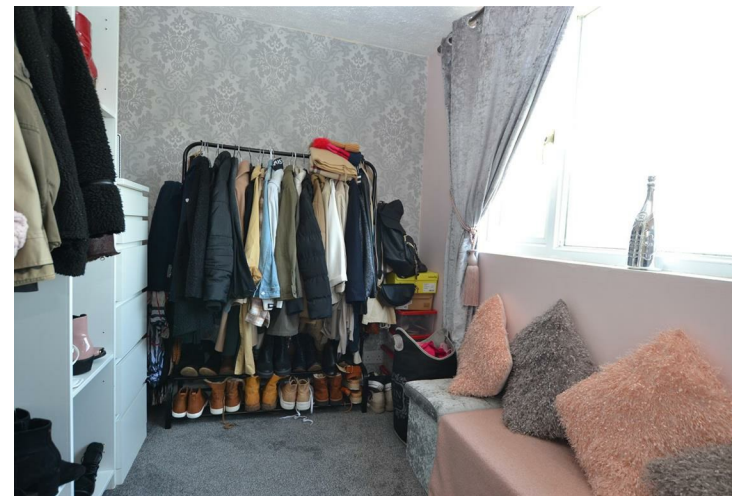
10'6 x 10'1 (3.20m x 3.07m)



UPVC double glazed window to the front. Radiator.

### Bedroom 3

10'4" x 6'9" (3.15m" x 2.06m")



UPVC double glazed window to the rear. Radiator.

## Family Bathroom



Fitted with a suite comprising: Panelled bath with electric shower, low level close coupled wc and pedestal wash hand basin. Radiator. UPVC double glazed window to the side.

## Outside

### Rear Garden



A private rear garden designed for ease of maintenance being laid to lawn and patio. Mainly enclosed by timber panel fencing with a pleasant outlook over the allotments. Gated side access.



### Front Garden

Laid to lawn with adjacent driveway providing space for 2 or 3 cars.