

pedestrian gate leads out to the parking space and garage access. Access to the side where you will find a lovely private area ideal for a table and chairs.



front door. A gate provides access to the side gardens providing an ideal storage area. Garden shed. Access to the rear garden.

### Garage

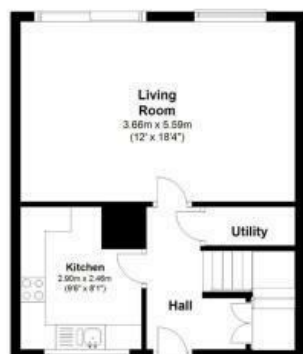


Accessed via an up and over door. Light and power. Side pedestrian door. Part of the garage has been partitioned off to create a gym space but this could easily be put back to a full sized garage if required.

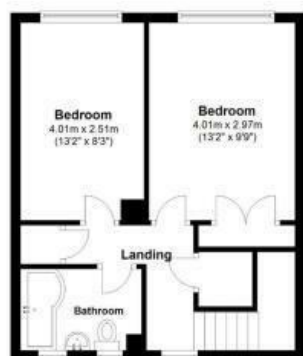
### Front Garden

Enclosed with lawns either side of a central pathway leading to the

#### Ground Floor



#### First Floor



**Tenure:** Freehold  
**Floor area:** 990.29 sq ft  
**Tax Band:** B



### Local Authority: North Somerset

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# Gino's Estate Agents



## 9 Strawberry Close, Nailsea, North Somerset, BS48 4NX

**£285,000**

**NO ONWARD CHAIN.** An extremely well presented and generous sized, 2 DOUBLE BEDROOM semi detached home which would ideally suit a First Time Buyer or investor with a potential rental income of around £950 pcm. This desirable property is located in a quiet Cul-de-Sac, situated close to Holy Trinity Church and Grove school and is ideal for those looking to move swiftly. In brief, the accommodation comprises: Entrance Hall, Utility Area, Lounge/Dining Room and a modern Kitchen. On the first floor you will find 2 good-sized Bedrooms and a modern Bathroom whilst externally the property benefits from front, side and rear gardens with a garage and parking area. EPC rating - C.

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## Entrance Hall



Entered via a UPVC double glazed door. Stairs ascending to the first floor accommodation with useful storage cupboard under. Radiator, telephone point and laminate flooring which runs through into the Kitchen.

## Kitchen

9'6" x 8'1" (2.90m x 2.46m)



Re-fitted with modern range of wall and base units with roll edge worksurfaces and tiling to splashback. Inset stainless steel one and a half bowl single drainer sink unit with mixer tap. Fitted double oven with grill and matching 4 ring ceramic hob and cooker hood over. Space for an upright fridge/freezer and space & plumbing for a dishwasher. UPVC double glazed window to the front.

## Utility Area

5'7" x 2'6" (1.70m x 0.76m)

UPVC double glazed window to the side. Space and plumbing for an automatic washing machine. (this room could convert to a downstairs cloakroom if required as others have done in the road).

## Lounge/Dining Room

18'4 x 12 (5.59m x 3.66m)



A light, bright and spacious room via UPVC double glazed window and UPVC double glazed patio doors leading to the rear garden. LVT flooring. Telephone and television points. Space for a Dining table.



## First Floor Landing

UPVC double glazed window to the front. Built in overstairs storage cupboard providing additional hanging and storage space. Built in airing cupboard containing a 'Worcester' Combination boiler. Access to the insulated loft.

## Bedroom 1

13'2 x 9'9 (4.01m x 2.97m)



UPVC double glazed window to the rear. Large built in wardrobe with double doors providing ample hanging and storage space. Radiator. Laminate flooring.



## Bedroom 2

13'2 x 8'3 (4.01m x 2.51m)



UPVC double glazed window to rear. Radiator

## Bathroom

8'1" x 5'3" (2.46m x 1.60m)



Fitted with a modern white suite comprising: "P" shape panelled bath with thermostatic shower unit with glazed side screen. Low level close coupled wc and pedestal wash hand basin. Radiator, ceiling spotlights and 2 UPVC double glazed windows to the front.

## Outside

### Rear & Side Garden



Enclosed by timber panel fencing, the rear garden consists of 2 main areas being laid to lawn and patio area with flower borders. A