

## Rear Garden



This private and mature rear garden is fully enclosed by timber panel fencing and consists of 2 main areas: A paved patio immediately off the property which leads onto the main area which is laid to lawn with a plethora of mature hedging, colourful plants and shrubs giving this a secluded feel. Pedestrian door to the garage.

## Front Garden

Driveway leading up to single garage with parking in front for one car. Paved pathway with step up to the front door. An area laid to lawn area with flower and shrub borders.

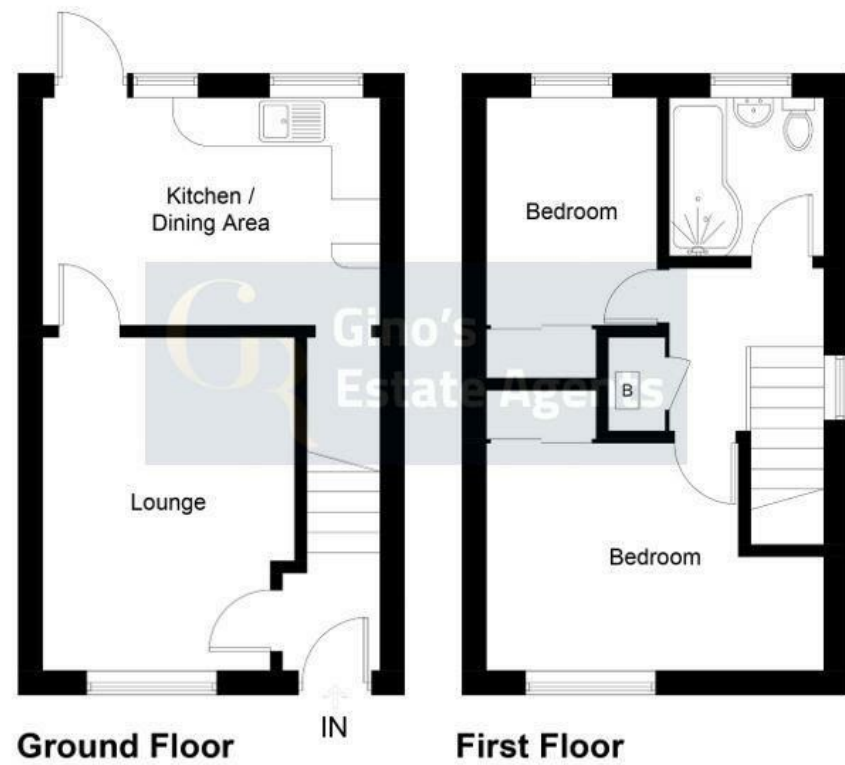
## Garage

Accessed via an up and over door. Light and power connected. Pedestrian door.

# Gino's Estate Agents



Approximate Gross Internal Area = 58.8 sq m / 633 sq ft



For illustrative purposes only. Not to scale. ID1022882  
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:** 633.00 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.



**16 Rowan Close, Nailsea, North Somerset, BS48 1QY**

**£285,000**

**NO ONWARD CHAIN.** Located in a popular and quiet cul de sac just off Trendlewood Way on the eastern side of town, we welcome to the market this 2 Bedroom semi detached house, offered with vacant possession ideal for those looking to move quickly. This well-presented property benefits from a modern Kitchen & Bathroom along with a garage & driveway to the side and we feel would ideally suit a first time buyer or investor with a monthly return in the region of £1000pcm. In brief, the layout comprises: Entrance Hall, Lounge and Kitchen/Dining Room. On the first floor there are 2 Bedrooms and Bathroom whilst externally there are gardens to the front and rear along with a single garage and driveway parking. EPC rating - C.

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## Ground Floor

### Entrance Hall

Entered via a UPVC double glazed door. Stairs ascending to the first-floor accommodation. Radiator, telephone point and door to the Lounge.

### Lounge

13'5" x 10'2" (4.09m" x 3.10m")



A lovely light room with UPVC double glazed window to the front. Radiator, telephone point and door to the Kitchen/Dining Room.



### Kitchen/Dining Room

13'3" x 9'3" (4.04m" x 2.82m")



Fitted with a modern range of roll and base units with roll edge worksurfaces and tiling to splashback. Inset stainless steel sink with drainer and mixer tap. Space for a free-standing cooker. Space and plumbing for an upright fridge freezer and washing machine. Large cupboard built under the stairs providing useful storage space. Space for a dining table. Radiator. UPVC double glazed windows and door to the rear garden.



### First Floor Landing

UPVC double glazed window to the side. Doors to both

Bedrooms and Bathroom. Storage cupboard housing the combination boiler. Access to the loft.

### Bedroom 1

10'2" x 9'6" (3.10m" x 2.90m")



UPVC double glazed window to the front. Fitted wardrobe with sliding mirrored doors and a useful recess above the stairs ideal for a dressing table or wardrobe. Television point. Radiator.



### Bedroom 2

9'4" x 6'2" (2.84m" x 1.88m")



UPVC double glazed window to the rear. Radiator.



### Bathroom



Fitted with a suite comprising: P shaped bath with glass screen and thermostatically controlled shower over. Low level close coupled wc and pedestal wash hand basin. Chrome heated towel rail. UPVC double glazed window to the rear