

Rear Garden



Enclosed by wall and timber panel fencing, this south facing rear garden enjoys a great deal of privacy and consists of a paved patio area immediately off the property leading onto the main area which is laid to lawn. Outside tap.



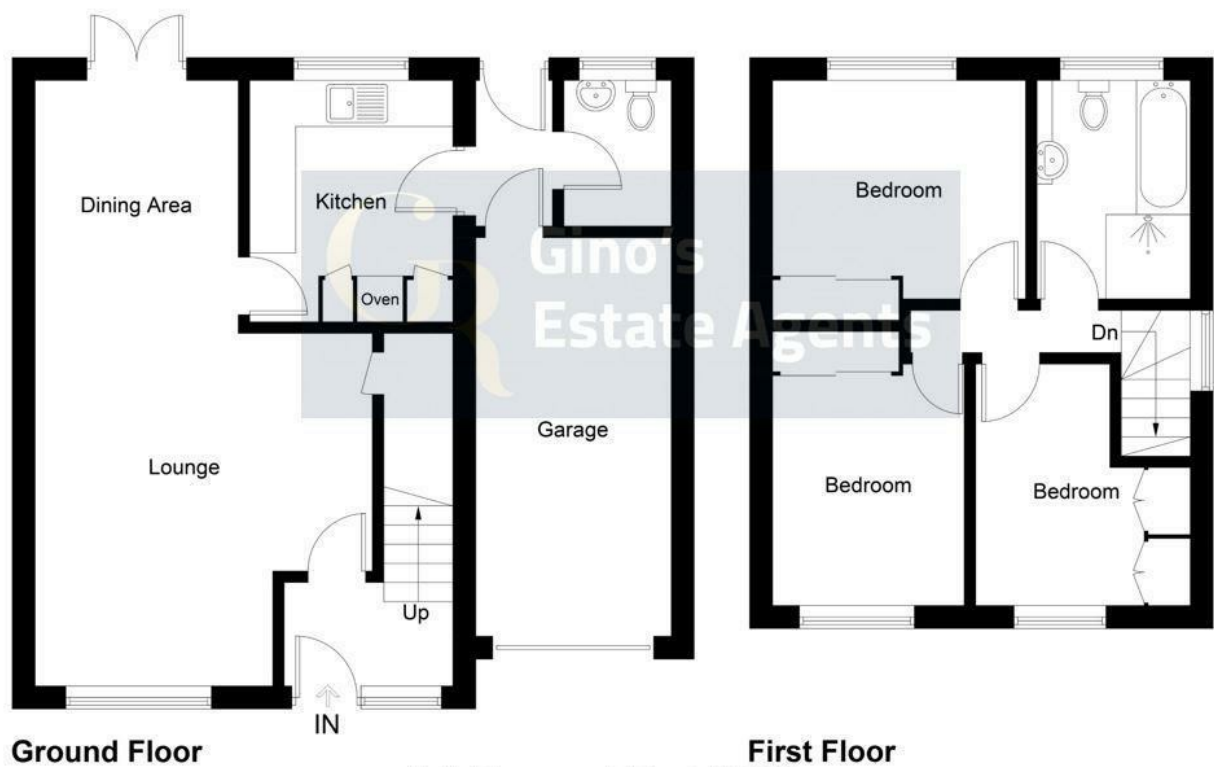
Front Garden

A small area laid to lawn. Driveway provides off-road parking.

Garage

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

Approximate Gross Internal Area = 101.5 sq m / 1092 sq ft (Including Garage)



For illustrative purposes only. Not to scale. ID1102328
 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: 1092.00 sq ft
Tax Band: C



Local Authority: North Somerset
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Gino's Estate Agents



12 The Willows, Nailsea, North Somerset, BS48 1JQ

£335,000

NO ONWARD CHAIN. An ideally placed 3 Bedroom semi detached house located just a short distance from the town centre, being one of only a few of this well balanced design, that would make a perfect first time buyer home. Ideal for those looking to move swiftly, the property is perfectly situated, a only short distance from supermarkets, coffee shops, various amenities and great public transport links. The double glazed accommodation briefly comprises: Entrance Hall, Lounge/Dining Room, Kitchen, Real Lobby and Cloakroom. Upstairs there are 3 Bedrooms and a Family Bathroom whilst externally there are low maintenance gardens to the front and rear- the latter being south facing and private along with a garage and driveway parking. EPC rating - D.

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Ground Floor

Entrance Hall

Entered via a double glazed composite door with additional window to the front. Radiator. Door to the Lounge/Dining Room and stairs ascending to the first floor accommodation.

Open Plan Lounge/Dining Room

25'1" x 8'6" max (7.65m" x 2.59m" max)
A nice sized room!

Lounge Area



UPVC double glazed picture window to the front. Radiator. Useful downstairs storage cupboard.



Dining Area



UPVC double glazed French doors to the rear garden. Radiator. Door to Kitchen.

Kitchen

10'5" x 8'10" (3.18m" x 2.69m")



Fitted with a modern range of wall and base units with roll edge work surface over. Inset stainless steel sink and drainer with mixer tap. Fitted double electric oven, microwave and hob with extractor over. Integrated fridge freezer and dishwasher. UPVC double glazed window to the rear and door to the Rear Lobby.



Rear Lobby

UPVC double glazed door to the rear garden and doors to the Cloakroom and garage.

Cloakroom

Fitted with a white suite comprising: Low level close coupled wc and pedestal wash hand basin. Space and plumbing for an automatic washing machine and tumble dryer. Radiator. UPVC double glazed window to the rear.

First Floor Landing

Doors to all Bedrooms and Family Bathroom. UPVC double glazed window to the side. Smoke alarm. Access to the loft.

Bedroom 1

12'0" x 9'0" (3.66m" x 2.74m")



UPVC double glazed window to rear. Fitted wardrobes with sliding doors. Radiator.

Bedroom 2

10'1" x 8'2" (3.07m" x 2.49m")



UPVC double glazed window to front. Fitted wardrobes with sliding doors. Radiator.

Bedroom 3

10'2" x 5'6" (3.10m" x 1.68m")



UPVC double glazed window to front. 2 built-in cupboards providing useful storage. Radiator.

Family Bathroom



Fitted with a white suite comprising: Tiled shower cubicle with thermostatically controlled shower over. Panelled bath. Concealed low level wc and wash hand basin with storage below. Chrome heated towel rail, shaver point, ceiling spotlight and extractor fan. UPVC double glazed window to the rear.