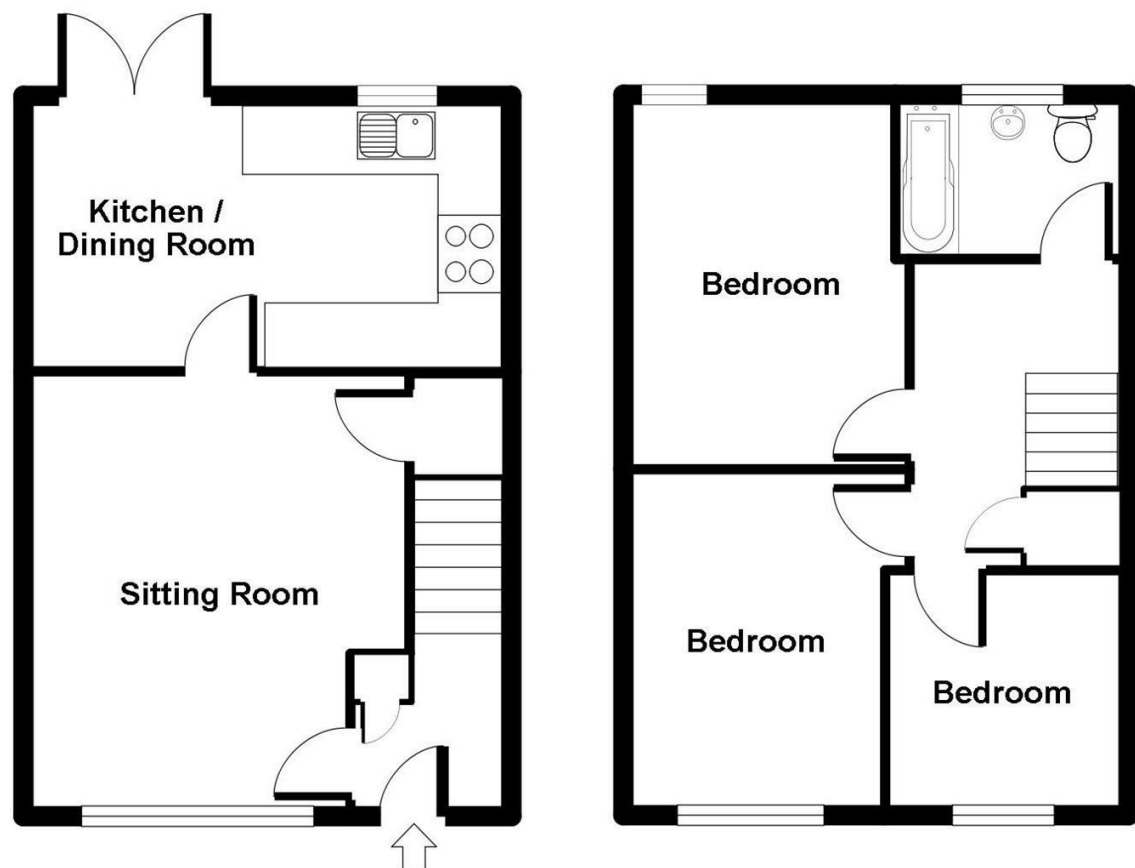


Garage & Driveway



Accessed via an up and over door. Driveway in front of the garage for 2 cars.

APPROX GROSS INTERNAL FLOOR AREA: 740 sq. ft / 69 sq. m



Tenure: Freehold
Floor area: 740.00 sq ft
Tax Band: C



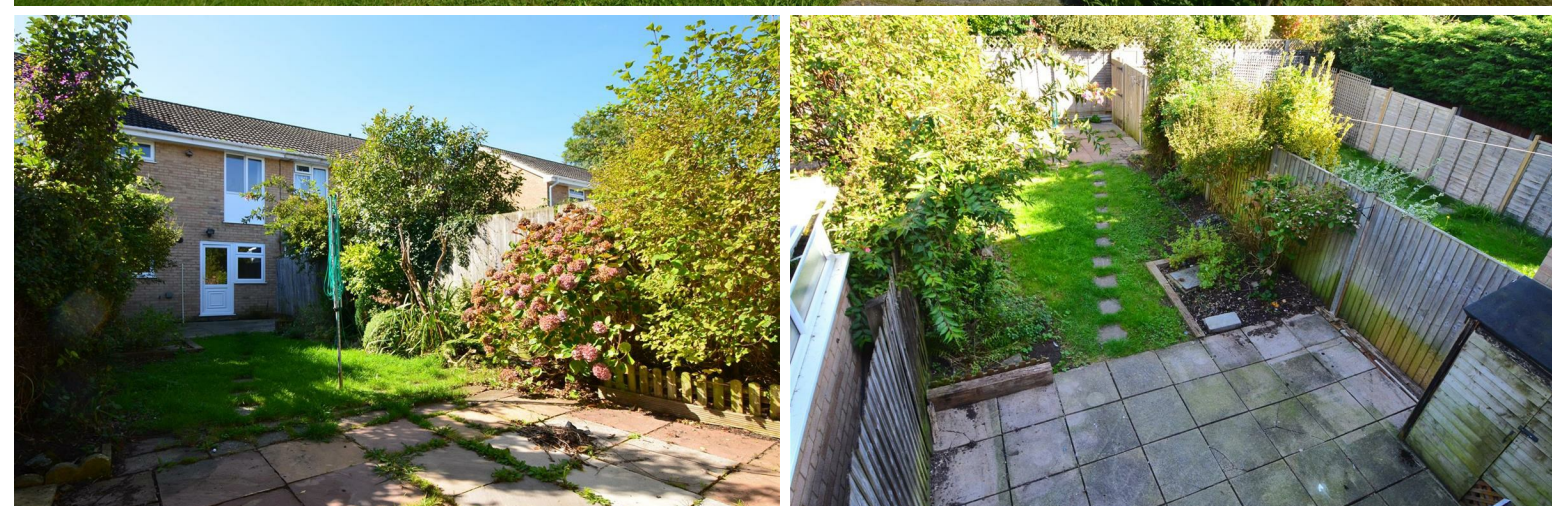
Local Authority: North Somerset

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.

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Gino's Estate Agents



11 Sherston Close, Nailsea, North Somerset, BS48 2TR

£310,000

NO ONWARD CHAIN. A 3 Bedroom staggered terrace family home, which enjoys a favoured Cul de Sac location on the sought after East side of town, with great access to the main line train station, schools, glorious parkland, wooded areas and local nature reserves. This spacious home is in need of some updating throughout but would make an ideal first time buyer home and is perfect for those looking to move swiftly. In brief the layout comprises: Entrance Hall, Lounge and Kitchen/Dining Room. Upstairs are 3 Bedrooms and a Family Bathroom whilst externally there are nice sized gardens to the front and rear along with a garage and generous driveway located very close to the property. EPC rating - C.

Entrance Hall

Entered via a UPVC double glazed door. Stairs ascending to the first floor accommodation. Radiator. Doors to the Lounge.

Lounge

14'3" x 12'5" (4.34m" x 3.78m")



A light room benefitting from a UPVC double glazed window to the front. Radiator, TV point, ceiling coving and useful understairs storage cupboard. Door to the Kitchen/Dining Room.



Kitchen/Dining Room

15'9" x 8'8" (4.80m" x 2.64m")



An open plan Kitchen/Dining Room fitted with a range of modern wall and base units with roll edge worksurfaces and tiling to splashback. One and a half stainless steel sink with drainer and mixer tap. Fitted electric oven with electric hob. Space for an upright fridge/freezer and washing machine. Radiator, smoke alarm and space for a table. Wall mounted boiler. UPVC double glazed windows and French doors to the rear overlooking the garden.



First Floor Landing

Airing cupboard. Access to the loft. Doors to all Bedrooms and Bathroom.

Bedroom 1

11'7" x 9'2" (3.53m" x 2.79m")



UPVC double glazed window to the rear. Radiator.

Bedroom 2

11'6" x 9'2" (3.51m" x 2.79m")



UPVC double glazed window to the front. Radiator.

Bedroom 3

7'9" x 7'6" (2.36m" x 2.29m")



UPVC double glazed window to the front. Radiator.

Bathroom

6'6" x 5'4" (1.98m" x 1.63m")



Fitted with a modern white suite comprising: Panelled bath with electric shower over. Low level wc and pedestal wash hand basin. Radiator, extractor fan and UPVC double glazed window to the rear.

Rear Garden



Fully enclosed by timber panel fencing, the rear garden consists of a paved patio area immediately off the property and a second one at the rear, in-between the main area which is laid to lawn which a variety of mature shrubs. Rear gate.



Front Garden

Laid to lawn with a paved pathway to the front door.