

Rear Garden



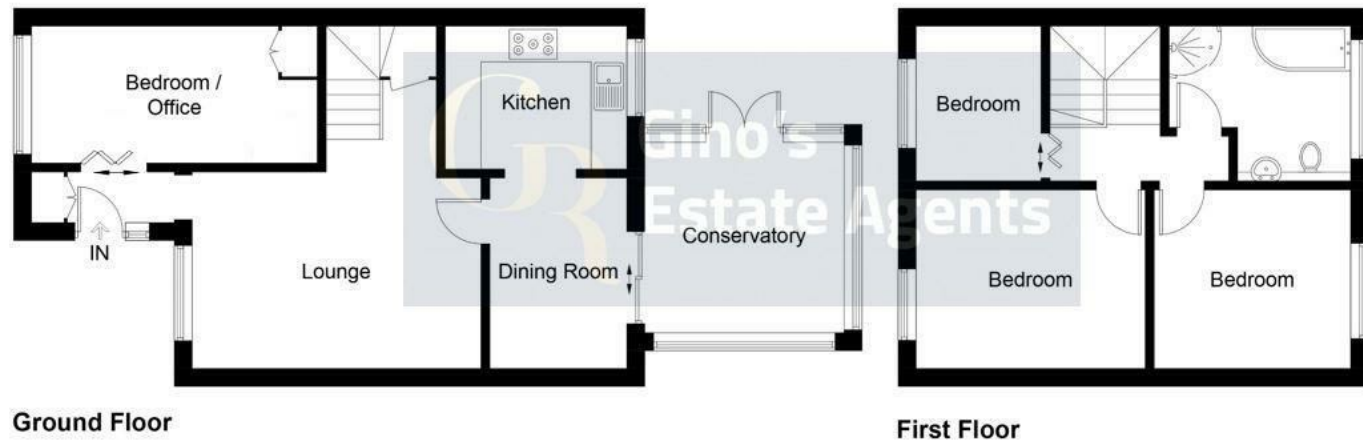
Fully enclosed by timber panel fencing, the rear garden has been designed for ease of maintenance that consists of a generous sized paved patio area which leads onto the next area that is laid to gravel with a variety of established shrubs and hedgerow. Timber shed. Outside cold water tap and power points.

Front Garden

A good sized driveway which provides off-road parking for up to 4 cars. Access to the rear garden via a side gate. EV charging point.

Please note the property benefits from owned solar panels which do require a new inverter. The solar panels can be removed from the property if said buyer is not interested in them

Approximate Gross Internal Area = 104.9 sq m / 1129 sq ft



For illustrative purposes only. Not to scale. ID1109026
 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: 1129.00 sq ft
Tax Band: C



Local Authority: North Somerset

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Gino's Estate Agents



19 Kingsmead, Nailsea, North Somerset, BS48 2XH

£362,995

Located in a quiet traffic free cul de sac, this extended and re-modelled 3/4 Bedroom semi detached family home comes to the market for the first time in 30 years that offers spacious and versatile accommodation ideal for the growing family. Well-presented throughout, the property has been updated in recent years by our current vendors and now boasts a fabulous garage conversion which would make an ideal spare Bedroom or home office. In brief, the UPVC double glazed and gas central heated property briefly comprises: Entrance Hall, Bedroom 4/Study, Lounge, Kitchen/Dining Room and Conservatory. Upstairs are 3 good-sized Bedrooms and a Family Bathroom whilst externally there is a sunny rear garden and driveway parking to the front for 4 cars. EPC rating - B.

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Ground Floor

Entrance Hall

Entered via a UPVC double glazed door with glazed side panel. Double storage cupboard. Door into the Lounge and Bedroom 4/Study.

Bedroom 4/Study

15'2" x 7'5" (4.62m" x 2.26m")



Originally used as a Bedroom but would also make an ideal study with UPVC double glazed window to the front. Radiator. Ceiling spot lights, radiator and cupboard housing the combination boiler.

Lounge

15'8" x 11'0" (4.78m" x 3.35m")



A light room benefitting from a UPVC double glazed window to the front. Ceiling coving, radiator, TV point and understairs storage cupboard.



Kitchen/Dining Room



A nice open space!

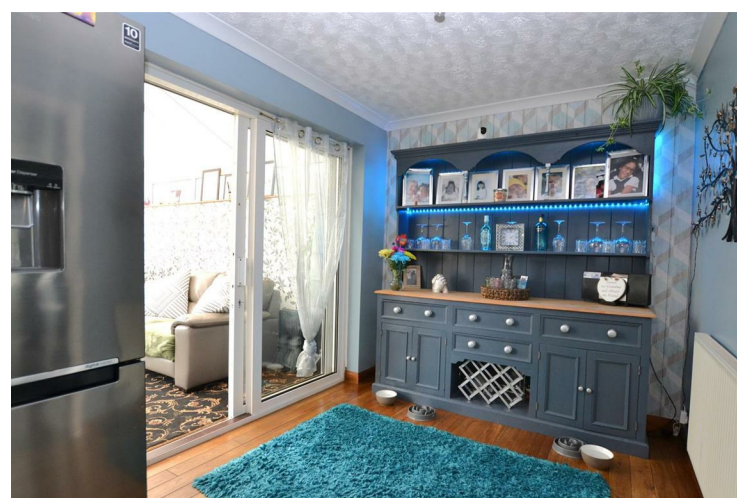
Kitchen Area

9'9" x 7'9" (2.97m" x 2.36m")



Fitted with a range of wall and base units with roll edge worksurfaces and tiling to splashback. Inset stainless steel sink with drainer and mixer tap. Fitted electric oven with 5 ring gas hob and extractor over. Space and plumbing for an under counter fridge, washing machine and integral dishwasher. Oak flooring which runs through into the Dining Area. UPVC double glazed window to the rear.

Dining Area



Space for a table. Radiator and UPVC double glazed sliding patio doors to the Conservatory.

Conservatory

11'10" x 11'6" (3.61m" x 3.51m")



A useful addition to the property, of UPVC double glazed construction with dwarf walls and poly carbonate roof. There is hardwood flooring under the carpet. French doors to the rear garden.

First Floor Landing

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

Bedroom 1

12'7" x 9'8" (3.84m" x 2.95m")



UPVC double glazed window to the front. Range of fitted wardrobes and overhead units providing useful storage. Radiator.

Bedroom 2

10'7" x 9'8" (3.23m" x 2.95m")



UPVC double glazed window to the rear. Radiator.

Bedroom 3

8'9" x 7'0" (2.67m" x 2.13m")



UPVC double glazed window to the front. Radiator.

Family Bathroom

10'10" x 8'7" max (3.30m" x 2.62m" max)



A generous sized room which is fully tiled and fitted with a white suite comprising: Corner bath. Shower quadrant with thermostatically controlled shower over. Concealed low level wc and wash hand basin with a range of storage units. 2 chrome heated towel rails, ceiling spotlights and UPVC double glazed window to the rear.

