

Rear Garden



Enclosed by timber panel fencing, this well maintained garden enjoys a south/west facing aspect and a good deal of privacy. Laid to patio immediately off the property which leads onto the main area which is laid to lawn with hedgerow and shrub borders. At the end of the garden is a second patio and gravelled area. Timber shed, outside tap and electrically operated awning. Side access.

Front Garden

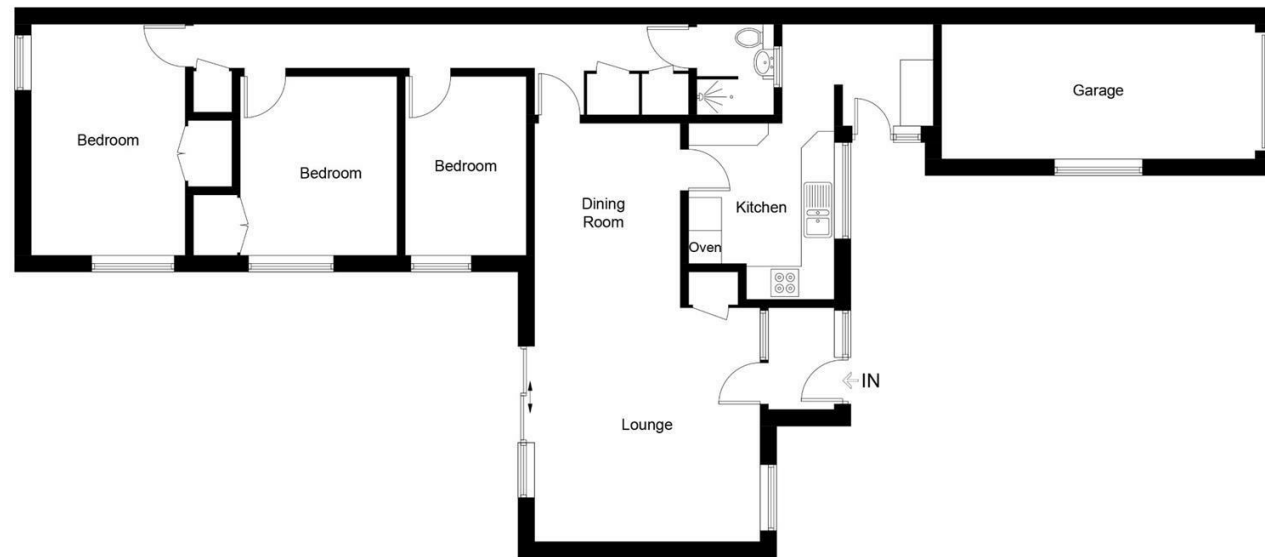
Predominantly laid to lawn with mature hedgerow. A block paved driveway provides off-road parking and continues to the front door.

Garage

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

1 Clarken Close

Approximate Gross Internal Area = 90.2 sq m / 971 sq ft
Garage = 14.0 sq m / 151 sq ft
Total = 104.2 sq m / 1122 sq ft



For illustrative purposes only. Not to scale. ID1134144
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: 971.00 sq ft

Tax Band: D

Local Authority: North Somerset

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£359,995

NO ONWARD CHAIN. Centrally located in this quiet & sought after cul de sac, enjoying level access to the town centre, coffee shops and public transport links, sits this well presented and deceptively spacious 3 Bedroom end of terrace bungalow. This lovely property would benefit from some minor updating but does boast modern UPVC double glazed windows & doors, a combination boiler and re-fitted Shower Room. In brief, the accommodation comprises; Entrance Porch, spacious Lounge/Dining Room, Kitchen, 3 Bedrooms and Shower Room. Externally there is a pleasant frontage, a private rear garden that enjoys a south facing aspect and a single garage with driveway parking. EPC rating - C.

Entrance Porch

Entered via a UPVC double glazed door with matching side panel and UPVC double glazed obscured window to the side. Telephone point. A further UPVC double glazed door leads you to the Lounge/Dining Room.

Lounge/Dining Room

25'1" x 13'5" narrowing to 8'8" (7.65m" x 4.09m" narrowing to 2.64m")



UPVC double glazed picture window to the front and UPVC double glazed patio doors to the rear with charming outlook over the garden. Storage cupboard, 2 radiators and doors leading to the Inner Hall and Kitchen.



Kitchen

8'10" x 8'4" (2.69m" x 2.54m")



Fitted with a range of wall and base units with roll edge worksurfaces over. Inset one and a half bowl sink and drainer with mixer tap. Fitted electric oven, grill and electric hob. Integrated fridge and space for a dishwasher. Radiator. UPVC double glazed window to the front and door leading to the Utility Room.



Utility Room

9'10 x 7'9 max (3.00m x 2.36m max)



Fitted with a range of wall and base units with roll edge worksurface over. Space and plumbing for an automatic washing machine, tumble dryer and upright fridge freezer. UPVC double glazed door to the front.

Inner Hallway

Cupboard housing the combination boiler plus two further storage cupboards. Doors to all Bedrooms and Shower Room. Loft access.

Bedroom 1

13'11" x 8'11" (4.24m" x 2.72m")



UPVC double glazed windows to the rear. Built in double wardrobe. Radiator.



Bedroom 2

10'9" x 9'3" (3.28m" x 2.82m")



UPVC double glazed window to the side looking onto the rear gardens. Built in double wardrobe. Radiator.

Bedroom 3

10'8" x 7'2" (3.25m" x 2.18m")



UPVC double glazed window to the side looking onto the rear garden. Radiator.

Shower Room

6'5" x 5'8" (1.96m" x 1.73m")



Fully tiled and fitted with a modern suite comprising: Walk-in shower enclosure with shower over. Concealed low level wc and wash hand basin with storage below. Radiator. UPVC double glazed window.