

garage which is set back. To the rear there is a paved patio area immediately off the property which leads onto the main area that is laid to lawn and there is a glorious abundance of colour with a plethora of established shrubs, hedgerow and trees thus giving plenty of privacy. The garden is enclosed by timber panel fencing. Cold water tap. Rear gated access.



### Garage

Larger than average and accessed via side hinged doors. Light and power connected. Storage cupboards at the rear.

### 8 Fosse Lane

Approximate Gross Internal Area = 103.6 sq m / 1115 sq ft



For illustrative purposes only. Not to scale. ID1142060  
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:** 1115.00 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 firms 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



**8 Fosse Lane, Nailsea, North Somerset, BS48 2AR**

**£385,000**

NO ONWARD CHAIN. A true gem! This lovely 3 Bedroom semi detached family home is tucked away in this little known road of Fosse Lane, having been built by the current owners back in 1950's and so comes to the market for the first time since construction. Benefitting from a generous sized plot with fabulous gardens to the front and rear, offering huge potential to alter and extend as others have done in the road, this lovely home still enjoys easy access to local shops, public transport routes and fabulous countryside and although in need of some cosmetic updating, the benefits far outweigh the cons. In brief the layout comprises: Entrance Porch, Entrance Hall, Lounge/Dining Room, Kitchen/Breakfast Room and Rear Porch. On the first floor there are 3 Bedrooms and a Shower Room whilst externally there are lovely gardens to the front and rear along with a detached larger than average garage and driveway parking. EPC rating - D.

### Entrance Porch

Of UPVC double glazed construction. A glazed wooden door leads you into the Entrance Hall.

### Welcoming Entrance Hall



### Kitchen/Breakfast Room

11'1" x 10'5" (3.38m" x 3.18m")



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 oven with 4 ring gas hob. Space for an upright fridge freezer. Wall mounted combination boiler. Radiator, space for a table and UPVC double glazed windows to the side and rear. Door to the Rear Porch.

A light and bright room with dual aspect UPVC double glazed window to the front and rear overlooking the lovely rear garden. Fireplace with inset electric fire. Three radiators, TV point and programmer for the central heating.



### Rear Porch

5'3" x 5'1" (1.60m" x 1.55m")

Of UPVC double glazed construction to door to the rear. Space and plumbing for an automatic washing machine.

### First Floor Landing

Doors to all Bedrooms and Bathroom. Linen cupboard. UPVC double glazed window to the front on the half landing. Access to the loft.

### Bedroom 1

13'3" x 12'6" (4.04m" x 3.81m")



UPVC double glazed window to the front. Radiator. TV point.

### Bedroom 2

9'5" x 9'2" (2.87m" x 2.79m")



UPVC double glazed window to the rear with a lovely outlook. Radiator. Range of fitted wardrobes.



### Bedroom 3

9'2" x 7'2" (2.79m" x 2.18m")



UPVC double glazed window to the side. Radiator.

### Shower Room

7'2" x 5'9" (2.18m" x 1.75m")



Fitted with a white suite comprising: Tiled shower quadrant with electric shower over. Low level wc and pedestal wash hand basin. Two radiators. UPVC double glazed window to the side.

### Gardens



The delightful gardens are an outstanding feature of this individual property. Elevated from road level the frontage is laid to lawn with mature and well stocked, deep borders with a tarmac driveway leading to the house with side access to the