



10 Selworthy Gardens, Nailsea, North Somerset, BS48 2JZ

£269,995

NO ONWARD CHAIN. A spacious 3-Bedroom semi detached property that we feel would make a perfect starter home for a first-time buyer that is looking to stamp their mark. Perfectly positioned in this traffic free location, only a short distance from the centre and offering great access to all facilities including shops, schools and public transport links, the UPVC double glazed and gas central heated property briefly comprises; Entrance Hall, Lounge/Dining Room and Kitchen. On the first floor there are 3 Bedrooms, a Bathroom and separate WC whilst externally there are low maintenance gardens to the front and rear, the latter being enclosed and giving access to the Garage. EPC rating - D.



Tenure: Freehold

Floor area: 958.00 sq ft

Tax Band: C

Local Authority: North Somerset

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Entrance Hall

Entered via a UPVC double glazed door with glazed side panel. Telephone point, radiator, smoke alarm and 2 storage cupboards. Stairs ascending to the first-floor accommodation.

Living/Dining Room

21'5 x 12'4 max (6.53m x 3.76m max)



A light and bright room with dual aspect UPVC double glazed windows to the front and rear. Feature fireplace with marble hearth and wooden surround. Ceiling coving, TV point and 2 radiators.



Kitchen

8'6 x 8'1 (2.59m x 2.46m)



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. Space for a free-standing cooker, upright fridge freezer and automatic washing machine. UPVC double glazed window and door to the rear garden.

First Floor Landing

Doors to all Bedrooms, Bathroom and WC. Linen cupboard housing the combination boiler. UPVC double glazed window on the half landing. Access to the insulated loft.

Bedroom 1

10'7 wardrobe fronts x 10'4 to (3.23m wardrobe fronts x 3.15m to)



UPVC double glazed window to the front. Radiator. Range of fitted wardrobes and chest of drawers. Radiator.

Bedroom 2

9'6 x 8'7 into wardrobe (2.90m x 2.62m into wardrobe)



UPVC double glazed window to the rear. Fitted wardrobes. Radiator.

Bedroom 3

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



UPVC double glazed window to the front. Radiator.

Bathroom

5'5 x 5'3 (1.65m x 1.60m)



Panelled bath with electric shower over. Pedestal wash hand basin. Chrome heated towel rail. UPVC double glazed window to the rear.

Seperate W.C

Low level close coupled wc. UPVC double glazed window to the rear.

Rear Garden



This private rear garden consists of 2 main areas. Immediately off the property is an area laid to gravel, pave patio and artificial lawn which leads onto the second area which is laid to a paved patio. Enclosed by timber panel fencing. Wide double gates to the rear allow addition parking if required.



Front Garden

Paved pathway to the front door. Side access.

Garage

Accessed via an up and over door. Pedestrian door.