



**Tenure:** Freehold  
**Floor area:** 825.00 sq ft  
**Tax Band:** B



**Local Authority:** North Somerset  
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**2 Dinder Close, Nailsea, North Somerset, BS48 4LZ**

**£255,000**

**NO ONWARD CHAIN.** Ideal for those looking to move swiftly, this well balanced, 3 Bedroom property is sensibly priced to reflect the need for updating and modernising throughout and presents an ideal opportunity for those looking to stamp their own mark. Located in this quiet, central area of Nailsea, the property is well placed for the town centre, amenities, schools and public transport links and comes to market for the first time since being built in 1977 and in brief, the layout comprises: Entrance, L Shaped Lounge/ Dining Room and Kitchen. On the first floor there are 3 Bedrooms and a Bathroom whilst externally there is a sunny and private rear garden, an integral garage and driveway parking. EPC rating - E.

## Entrance



Entered via a double-glazed door. Stairs ascending to the first-floor accommodation. Meter cupboard.

## L Shaped Lounge/Dining Room

An open plan space. Stairs rising to first floor accommodation with useful storage cupboard below. 2 storage heaters. Sliding patio doors to the rear garden. Opening to the Kitchen.

## Lounge Area

14'1" x 9'4" (4.29m" x 2.84m")



## Dining Area

9'11" x 9'10" (3.02m" x 3.00m")



## Kitchen

9'7" x 7'1" (2.92m" x 2.16m")



Fitted with a range of wall and base units with roll edge worksurfaces and tiling to splashback. Inset one and a half stainless steel sink with drainer and mixer tap. Space for a free-standing cooker, upright fridge freezer and washing machine. Double glazed window to the rear.



## First Floor Landing

Access to all Bedrooms and Bathroom. Airing cupboard. Loft access. Storage cupboard.

## Bedroom 1

11'57" x 10'42" (3.35m" x 3.05m")



Double glazed window to the front. Electric heater. Fitted wardrobes.

## Bedroom 2

10'21" x 7'91" min (3.05m" x 2.13m" min)



Double glazed window to the rear. Electric heater. Ceiling coving. Fitted wardrobes.

## Bedroom 3

9'02" x 7'35" (2.79m" x 2.13m")



Double glazed window to the front.

## Family Bathroom

6'52" x 6'16" (1.83m" x 1.83m")



Fitted with a suite comprising: Bath with electric shower over. Low level coupled wc and pedestal wash hand basin. Double glazed window to the rear.

## Rear Garden



Enclosed by timber panel fencing, this sunny and private rear garden is designed for ease of maintenance. Consisting of a paved patio area immediately off the property followed by a gravelled area with shaped flower bed. There is also gated access to the rear garden.

## Front Garden

Driveway parking in front of the garage. A small lawned area.

## Garage

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