

has been designed for ease of maintenance. Consisting of areas of patio, artificial lawn and decking with a rear gate leading to the parking space.

Front Garden

A private frontage with a lovely outlook. Laid to lawn with a central pathway.

Garage

Accessed via an up and over door. (Please note a new door will be fitted in April). Pedestrian door.



Tenure: Freehold

Floor area: 857.00 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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66 Station Road, Backwell, North Somerset, BS48 3LH

£285,000

NO ONWARD CHAIN. A 3 Bedroom staggered terraced home, situated in a pleasant, traffic free cul de sac, located in the popular village of Backwell, being well placed for the village schools, the shopping facilities and closer still, the train station which is a 5-minute walk away and has direct links to Bristol and London. Offering UPVC double glazed windows & doors, gas central heating and ideal for those looking to move swiftly, the layout comprises: Entrance Porch, open plan ground Lounge/Dining Room and Kitchen. On the first floor there are 3 Bedrooms and a Shower Room whilst externally there are gardens to the front and rear along with a garage and parking. EPC rating - C.

Entrance Hall



Entered via a UPVC double glazed door and UPVC double glazed obscured window. Two cupboards, one housing the combination boiler, one with storage and hanging rail.

Living Area

15'90 x 14'56 (4.57m x 4.27m)



Fireplace with brick surround. Stairs ascending to the first floor accommodation. Large UPVC double glazed window to the front. Radiator.



Dining Area

10'92 x 8'04 (3.05m x 2.54m)



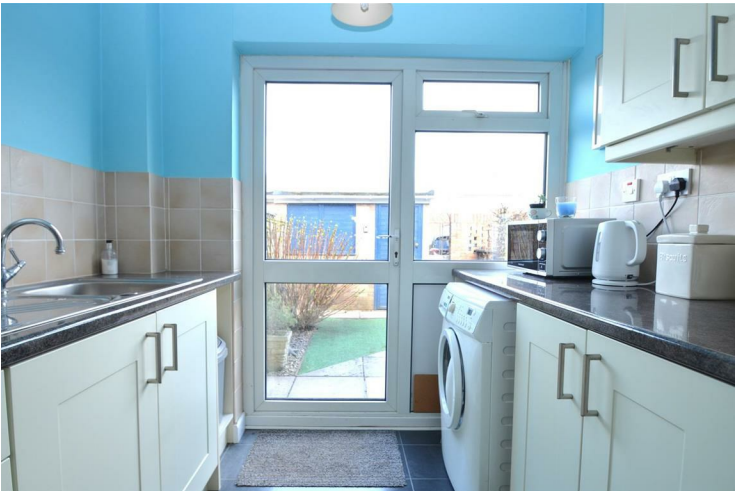
Space for a table. Radiator. UPVC double glazed sliding patio doors to the rear.

Kitchen

9'92 x 7'50 (2.74m x 2.13m)



Fitted with a range of wall and base units with roll edge worksurfaces. Built in electric oven and hob with extractor over. Space for upright fridge/freezer. Stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine. UPVC double glazed window and door to the rear garden.



First Floor Landing

Storage cupboard. Access to the loft.

Bedroom 1

12'43 x 9'06 (3.66m x 2.90m)



Large built in wardrobe. UPVC double glazed window to the front. Radiator.

Bedroom 2

11'02 x 9'05 (3.40m x 2.87m)



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

Bedroom 3

7'23 to wardrobe fronts x 6'55 (2.13m to warddrobe fronts x 1.83m)



Built in cupboard. UPVC double glazed window to the front. Radiator.

Shower Room

6'49 x 6'27 (1.83m x 1.83m)



Fitted with a white suite comprising; vanity unit with concealed cistern wc, wash hand basin and tiled shower cubicle with thermostatic shower. Heated towel rail. UPVC double glazed obscured window to the rear.

Rear Garden



Enclosed by timber panel fencing and walling, the rear garden