

Rear Garden



A lovely sized, south facing rear garden that consists of 3 main areas. Immediately off the property is a paved patio area with a feature pond which leads onto the second area that is laid to a level lawn and is enclosed by hedgerow. To the rear of the garden is a secluded gravelled area that would make an ideal vegetable patch. Cold water tap, brick build shed and timber shed. Side gated access.

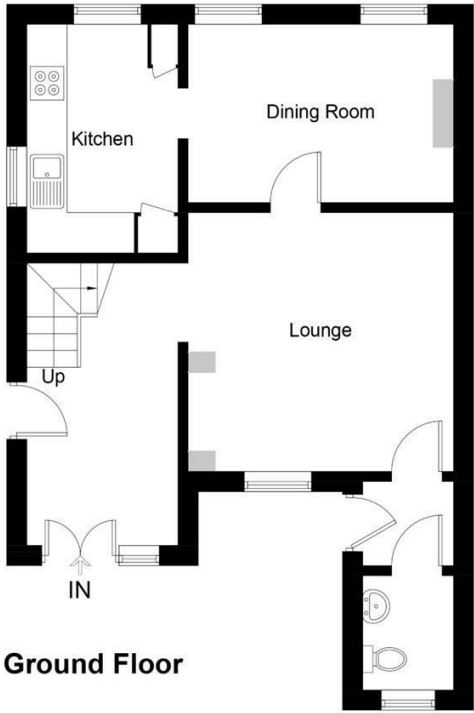


Front
Gated access with paved pathway leading you to the front door.

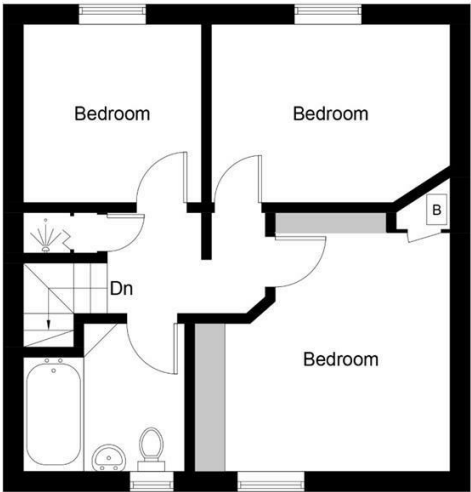
Agents Notes
The property benefits from Solar Panels which we believe are owned

54 Silver Street

Approximate Gross Internal Area = 91.7 sq m / 987 sq ft



Ground Floor



First Floor

For illustrative purposes only. Not to scale. ID1183906
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: 987.00 sq ft
Tax Band: D

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.



Gino's Estate Agents



54 Silver Street, Nailsea, North Somerset, BS48 2AA

£325,000

NO ONWARD CHAIN. A splendid 3 Bedroom end of terrace Cottage, offering an abundance of character & charm, which we understand originally dates back to the 1840's, and is located on this level setting in Silver Street which is one of Nailsea's oldest lanes. Although in need of updating, the property is perfectly positioned, within walking distance of the town centre with good public transport services and benefits from a delightful, south facing rear garden. In brief, the layout comprises: Welcoming Entrance Hall, Lounge, Dining Room, Kitchen, Rear Porch and Cloakroom. On the first floor there are 3 Bedrooms, a Family Bathroom and separate Shower cubicle whilst externally there is a large, private, south facing rear garden. EPC rating - D.

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Welcoming Entrance Hall
13'72" x 8'09" (3.96m" x 2.67m")



Entered via a double glazed wooden door. Oak staircase with glass balustrade ascending to the first floor accommodation. Feature double sided log burning stove with wooden beam set on a stone hearth. Radiator.



Lounge
12'35" x 11'49" (3.66m" x 3.35m")



Feature log burning stove set on a stone hearth. Radiator. TV point. Opening to the Dining Room and door to the Rear Porch.



Dining Room
11'57" x 8'82" (3.35m" x 2.44m")



2 UPVC double glazed windows to the front. Feature stone fireplace with facility for an open fire. Parquet flooring, radiator and opening to the Kitchen.



Kitchen
11'12" x 7'43" (3.35m" x 2.13m")



Fitted with a range of cream wall and base units with solid wood worktops and tiling to splashback. Inset sink with drainer and mixer tap. Fitted double fitted oven, hob and extractor over. Integrated fridge freezer and dishwasher. Vertical radiator. UPVC double glazed window to the front.



Rear Porch
Stable door to the rear garden. Door to the Cloakroom.

Cloakroom
Fitted with a suite comprising: Low level close coupled wc and wash hand basin. Radiator.

First Floor Landing
Access to the loft. Doors to all Bedrooms, Bathroom and Shower Cubicle. Smoke alarm. UPVC double glazed window on the half landing.

Bedroom 1
12'48" x 9'83" (3.66m" x 2.74m")



UPVC double glazed window to the rear. Feature vaulted ceiling. Radiator. Cupboard housing the combination boiler.

Bedroom 2
10'29" x 8'71" (3.05m" x 2.44m")



UPVC double glazed window to the front. Radiator. A second loft space.

Bedroom 3
8'78" x 8'77" (2.44m" x 2.44m")



UPVC double glazed window to the front. Radiator

Family Bathroom
7'91" x 6'12" (2.13m" x 1.83m")



Fully tiled and fitted with a white suite comprising: Panelled bath with mixer shower over. Low level close coupled wc and pedestal wash hand basin. Heated towel rail, ceiling spot lights, extractor fan and UPVC double glazed window to the rear.

Seperate Shower
Fully tiled and fitted with a thermostatically controlled shower. Ceiling spot light and extractor fan.