

Front Garden



A generous sized frontage, set back from the road, consisting of three main areas of lawn, paved patio with slate chippings and gravel. Enclosed by a combination of timber fence panels and hedgerow. Wooden gate leads you to the parking area.



Tenure: Freehold
Floor area: 863.00 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.



Ginos Estate Agents
Court Barn Church Lane, Tickenham, BS21 6SD
T. 01275 540 176 | sales@ginosproperties.co.uk
ginosproperties.co.uk



Gino's Estate Agents



38 High Street, Nailsea, North Somerset, BS48 1AU

£315,000

NO ONWARD CHAIN. A 2 Bedroom former miners cottage, set well back from the road, dating back to the 1800s and steeped in character and charm. Perfectly situated, within close proximity to local shops and amenities, this surprisingly spacious property boasts a lovely sized frontage with plenty of driveway parking with space and potential for a double garage if required subject to any permissions required. Ideal for those looking to move swiftly, the layout briefly comprises: Entrance, Lounge, Open Plan Kitchen/Dining Room and Cloakroom. On the first floor there are 2 Bedrooms and a Bathroom whilst externally there are gardens to the front and rear along with plenty of off-road parking. EPC rating - C.

Entrance Porch

4'56" x 4'4" (1.22m" x 1.32m")
OF UPVC double construction. A glazed wooden door leads you into the Lounge.

Lounge

13'20" x 11'56" (3.96m" x 3.35m")



Feature stone fireplace with wooden mantle. UPVC double glazed window to the front. Radiator, TV and telephone point. Stairs ascending to the first floor accommodation and opening to the Kitchen/Dining Room.



Kitchen/Dining Room



A lovely space!

Kitchen Area

9'86"x 7'28" (2.74m"x 2.13m")



Fitted with a range of oak effect wall and base units with roll edge worksurfaces and tiling to spalshback. Inset stainless steel sink with drainer and mixer tap. Fitted electric oven, hob and extractor over. Space for an under counter fridge and freezer. Tiled flooring, radiator and ceiling spotlights. UPVC double glazed window & door to the courtyard rear garden and door to the Cloakroom.

Dining Area

13'07" x 10'92" (4.14m" x 3.05m")



Radiator, tiled flooring, ceiling spotlights, TV point and space for a large table.



Cloakroom

Fitted with a white suite comprising: Low level close coupled wc and pedestal wash hand basin. Space and plumbing for an automatic washing machine. Wall mounted combination boiler. UPVC double glazed window to the rear.

First Floor Landing

Doors to both Bedrooms and Bathroom.

Bedroom 1

13'25" x 11'71" (3.96m" x 3.35m")



UPVC double glazed window to the rear. Radiator. Loft access.

Bedroom 2

11'84" x 6'4" (3.35m" x 1.93m")



UPVC double glazed window to the front. Radiator.

Bathroom



Fitted with a white suite comprising: Panelled bath with electric shower over. Low level close coupled wc and pedestal wash hand basin. Heated towel rail. Extractor fan. Loft access.

Parking



A good-sized gravelled area, providing space for numerous vehicles.

Rear Garden



A courtyard style rear garden designed for ease of maintenace and enclosed by walling and timber fence panels.