

Front Garden

The house is located on a small open green giving a pleasant outlook. Pathway to the front door.

Garage and Parking



There is a single garage accessed via an up and over door with additional parking spaces in front.

Approximate Gross Internal Area = 69.9 sq m / 752 sq ft



For illustrative purposes only. Not to scale. ID1222571
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: 828.83 sq ft

Tax Band: B

Local Authority: North Somerset

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12 Blandford Close, Nailsea, North Somerset, BS48 2QQ

£277,500

A well presented 3 Bedroom family home, located in a quiet traffic free setting off The Perrings, with great access to schools, public transport routes and and local amenities. Benefitting from modern double glazing, gas central along with a garage with double parking space, the layout briefly comprises: Entrance Hall, Lounge and Kitchen/Dining Room. On the first floor there are 3 Bedrooms and a family Bathroom whilst externally there are gardens to the front and rear along with a garage and driveway parking. EPC rating - C.

Entrance Hall

Entered via a UPVC double glazed door. Stairs ascending to the first floor accommodation. Door to the Lounge.

Lounge

15'11" x 10'11" (4.87m x 3.35m)



UPVC double glazed window to the front overlooking the green. Radiator, TV point and door to the Kitchen/Dining Room.



Kitchen/Dining Room

14'1" x 10'5" (4.30m x 3.20m)



Fitted with a range of cream wall & base units with work surfaces over & tiled splash backs. Inset 1 & 1/2 bowl stainless steel sink unit. Space for a free-standing cooker with electric

cooker with cooker hood over. Space and plumbing for a washing machine. UPVC double glazed window to the rear.



Dining Area



UPVC double glazed French doors to the rear garden. Understairs storage cupboard. Radiator. Space for an upright fridge freezer.

First Floor Landing

Access to the partially boarded and insulated loft via a pull-down ladder. Cupboard housing the combination boiler. Doors to all Bedrooms and Bathroom.

Bedroom 1

12'11" max x 8'11" (3.95m max x 2.74m)



UPVC double glazed window to the rear. Fitted wardrobes with sliding doors. Radiator.

Bedroom 2

12'11" max x 7'0" (3.95m max x 2.14m)



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

Bedroom 3

8'6" x 6'11" (2.60m x 2.13m)



UPVC double glazed window to the front. Radiator.

Family Bathroom



Fully tiled and fitted with a white suite comprising: Panelled bath with thermostatically controlled shower over. Low level close coupled wc and pedestal wash hand basin. Chrome towel radiator. UPVC double glazed window to the rear.

Rear Garden



One of the main features of the property is the lovely rear garden. Prodominatley laid to lawn with paved patio areas at both end of the garden and shrubs borders. Enclosed by timber fence panels with a wooden gate leading to the garage and driveway.

