

and built-in barbecue. Window and pedestrian door to the garage. Gate to the driveway and access to the front of the property via a side gate. Cold water tap.

Front Garden

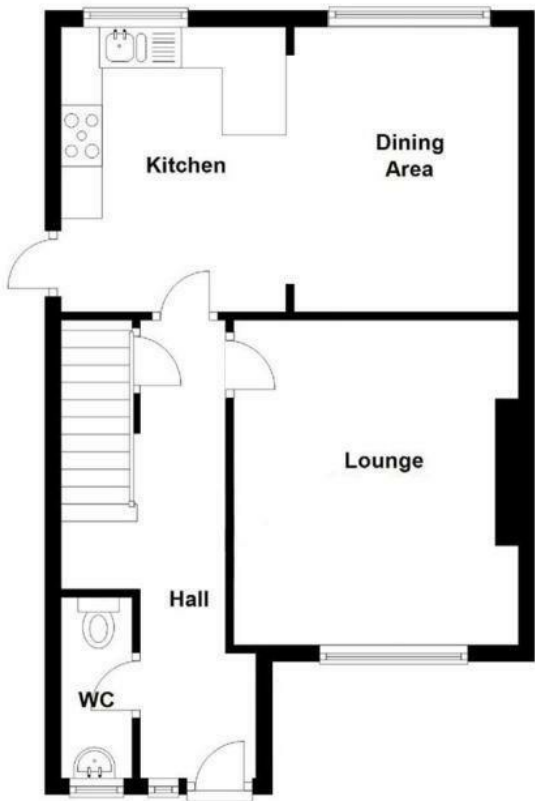
A level lawned area with a mature tree and bushes. Pathway to the front door and side access.

Garage & Driveway

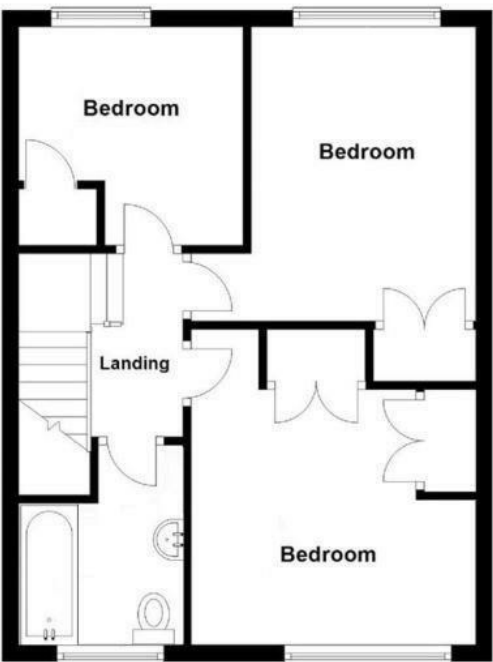


Garage located at the rear of the property being single in length. Accessed via an up and over door with light and power connected and window and pedestrian door. There is adjacent parking.

Ground Floor



First Floor



Tenure: Freehold
Floor area: 966.00 sq ft
Tax Band: C

Local Authority: North Somerset

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Gino's Estate Agents



9 Fosse Close, Nailsea, North Somerset, BS48 2BE

£345,000

A generous sized and beautifully presented, 3 Bedroom semi detached family home located in a quiet part of the town, which is well placed for the local amenities offered in 'the old village' at Kingshill and Silver Street. With bus routes only a stone's throw away and with an easy level walk to the nearby junior school, this spacious property boasts a south facing rear garden, a ground floor Cloakroom and modern open plan Kitchen/Dining Room and in brief, the layout comprises: Entrance Hall, Cloakroom, Lounge and Kitchen/Dining Room. On the first floor there are 3 good sized 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.

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Entrance Hall

A welcoming Entrance Hall entered via a UPVC double glazed door. Stairs ascending to the first-floor accommodation with useful understairs storage. Radiator, wood effect flooring and doors to the Cloakroom, Lounge and Kitchen/Dining Room.

Cloakroom



Fitted with a white suite comprising: Low level wc and vanity unit with inset wash hand basin. Radiator, wood flooring and UPVC double glazed window to the side.

Lounge

13'0" x 11'5" (3.96m" x 3.48m")



A light room with UPVC double glazed window to the front. Radiator, ceiling coving, TV point and wood effect laminate flooring.



Kitchen/Dining Room

18'7" x 11'5" (5.66m" x 3.48m")



A lovely space!

Kitchen Area



Beautifully fitted with a modern range of wall and base units with square edge wood effect work surfaces and upstand for splashback. Inset one and a half stainless steel sink with drainer and mixer tap. Built in electric oven with 4 ring gas hob and extractor over. Integrated fridge freezer and washing machine. Ceiling coving, attractive tiled flooring and cupboard housing the combination boiler. UPVC double glazed window to the rear and door to the side.

Dining Area



UPVC double glazed window to the rear garden. Radiator and ceiling coving.

First Floor Landing

Doors to all Bedrooms and Bathroom. UPVC double glazed window to the side. Access to the partially boarded and insulated loft via a pull-down ladder.

Bedroom 1

11'5" x 10'9" (3.48m" x 3.28m")



UPVC double glazed window to the front. 2 double wardrobes providing useful storage. Radiator.



Bedroom 2

11'9" x 9'0" (3.58m" x 2.74m")



UPVC double glazed window to the rear. Radiator. Storage cupboard.

Bedroom 3

9'3" x 8'9" (2.82m" x 2.67m")



UPVC double glazed window to the front. Radiator. Storage cupboard.

Family Bathroom

8'0" x 7'0" (2.44m" x 2.13m")



Fitted with a white suite comprising: P-Shaped bath with glass screen and thermostatically controlled shower over. Low level close coupled wc and vanity unit with inset wash hand basin. Generously tiled walls and flooring. Chrome heated towel rail, extractor fan and UPVC double glazed window to the front.

Rear Garden



Enclosed by timber panel fencing, this sunny rear garden consists of 2 areas being laid to lawn and patio with established borders