



23 Beechwood Road, Nailsea

Guide Price £365,000



23 Beechwood Road

Nailsea, Bristol

This well presented three-bedroom link detached bungalow is offered to the market with the benefit of no onward chain.

The property offers comfortable living over a single level and located in Beechwood Road makes it ideally positioned to provide level access to the town amenities which are within an easy walk.

The light and cosy accommodation internally comprises of an entrance hall (with internal access to the garage), kitchen with a range of fitted units, Lounge/Diner complete with gas fireplace, bathroom, and separate WC. The three bedrooms are located to the rear of the property with the master bedroom overlooking the pretty rear garden.

To the front of the property the garden is mainly laid to gravel with some mature shrubs and a low-level brick wall. There is access to the garage and off-road parking for several cars. The rear garden is of a good size and quite delightful. Bordered by a timber fence this space is mainly laid to lawn and includes a patio area for al fresco dining. Planted with a range of mature shrubs and trees it's truly lovely area to soak up sunshine and ideal for those who enjoy gardening.

This property is perfect for someone looking to downsize to a manageable and easy to maintain property and we recommend an early viewing.

Conveniently placed 3 bedroomed linked detached bungalow with garage and garden in Nailsea



23 Beechwood Road

Nailsea, Bristol

- NO ONWARD CHAIN
- Link Detached Bungalow
- Three Bedrooms
- Garage & off road car parking
- Delightful back garden
- Conveniently located close to amenities
- Freehold. EPC Rating: D

Nailsea:

Nailsea Welcome to Nailsea, a historic town in North Somerset that blends history, modern amenities, and natural beauty. Nestled in picturesque countryside, it offers rural tranquillity with easy access to urban conveniences. The bustling town centre features shops, supermarkets, and local businesses, alongside a mix of historic and contemporary architecture. Nature lovers can enjoy parks, gardens, and nearby reserves, with Ashton Court and Tyntesfield House just a short drive away. Nailsea has excellent transport links by bus, road, and train, along with good schools and community events, making it a great place for families and visitors alike.

**Porch**

7' 7" x 4' 11" (2.30m x 1.50m)

Hall**Lounge/Diner**

16' 5" x 12' 2" (5.00m x 3.70m)

Kitchen

11' 2" x 8' 10" (3.40m x 2.70m)

Bedroom 1

11' 6" x 11' 10" (3.50m x 3.60m)

Bedroom 2

11' 6" x 8' 10" (3.50m x 2.70m)

Bedroom 3

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

Bathroom

5' 7" x 8' 2" (1.70m x 2.50m)

Wc

2' 11" x 5' 11" (0.90m x 1.80m)

Garage

16' 5" x 7' 10" (5.00m x 2.40m)



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Sketch plan for illustrative purposes only
Plan produced using PlanUp.

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Energy Efficiency Rating

		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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IMPORTANT NOTICE

For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

