



28 Waverley Road, Backwell

Guide Price **£310,000**



Parker's

Estate Agents & Property Lettings



28 Waverley Road

Backwell, Bristol

3-Bedroom Home with Garage, Off-Street Parking & No Onward Chain

This bright and spacious home is set back from the road, featuring a lawn, driveway, and garage at the front.

The entrance porch leads into an open-plan living space with large windows to the front, creating a light-filled atmosphere.

At the rear, the well-equipped kitchen includes integrated appliances and a dining area with French doors opening to the garden. A convenient downstairs toilet completes the ground floor.

Upstairs, the landing leads to three bedrooms—two doubles and a single—along with a family bathroom.

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The south-facing rear garden is a real sun trap, featuring a patio, planted borders, a storage shed, and rear access.

Ample parking is available at the front, and the garage benefits from running water and electricity, making it ideal as a workshop or separate utility room.

This is a fantastic opportunity for first-time buyers, upsizers, or downsizers, just a few minutes' walk from Nailsea & Backwell train station.

Offered for sale with no onward chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Hall

3' 3" x 6' 7" (1.00m x 2.00m)

Lounge

15' 1" x 16' 1" (4.60m x 4.90m)

Kitchen/Diner

9' 10" x 16' 1" (3.00m x 4.90m)

Wc

2' 7" x 6' 7" (0.80m x 2.00m)

Landing

9' 6" x 6' 7" (2.90m x 2.00m)

Bedroom 1

12' 6" x 9' 2" (3.80m x 2.80m)

Bedroom 2

12' 6" x 9' 2" (3.80m x 2.80m)

Bedroom 3

8' 10" x 6' 7" (2.70m x 2.00m)

Bathroom

5' 7" x 6' 3" (1.70m x 1.90m)

Garage

16' 5" x 8' 2" (5.00m x 2.50m)





FRONT GARDEN

REAR GARDEN

Garage

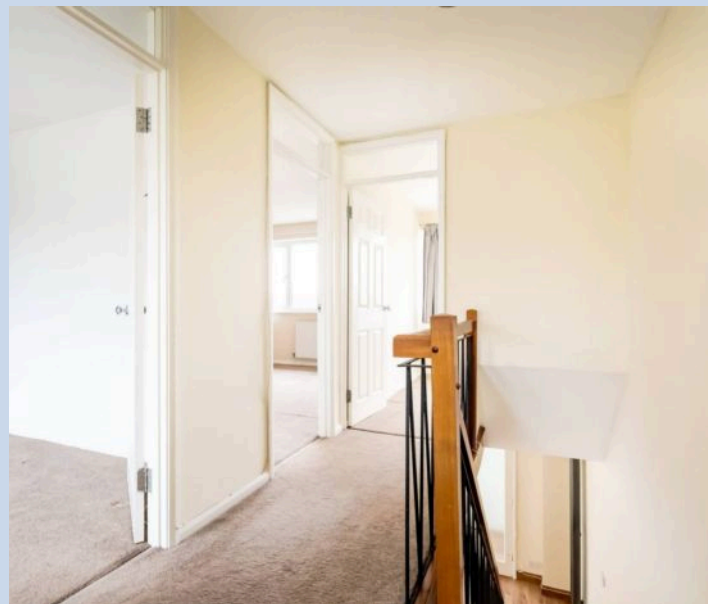
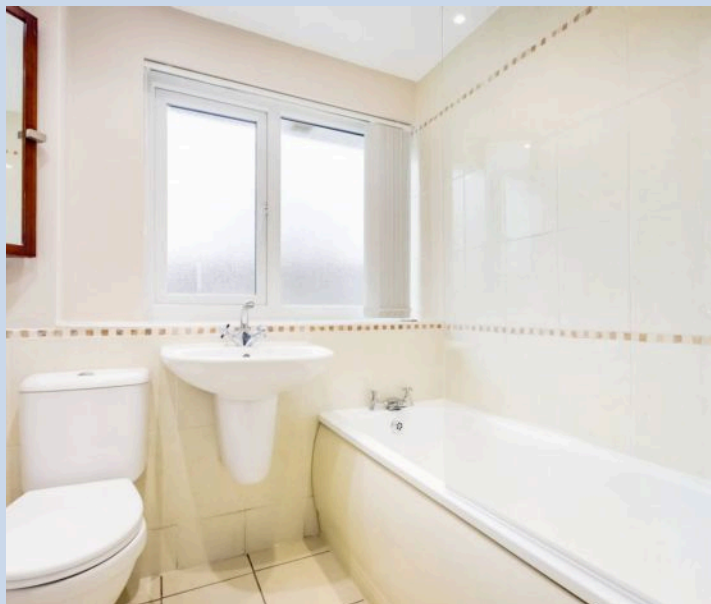
Single Garage

Off street

2 Parking Spaces

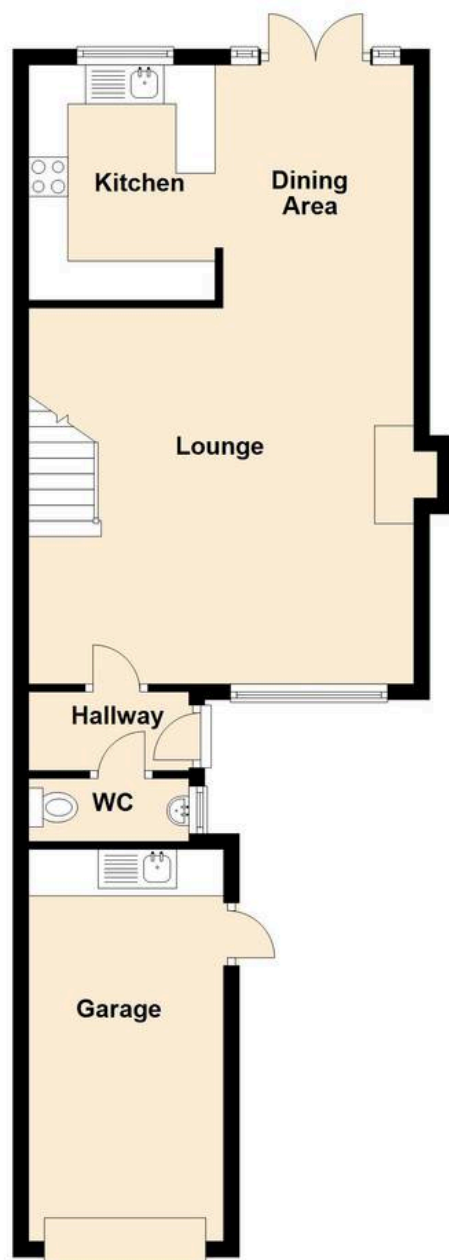
BACKWELL:

Nestled in the enchanting North Somerset countryside, Backwell is a delightful village with a strong sense of community. Backwell boasts excellent transport links, providing easy access to nearby towns and cities while retaining a peaceful ambience that offers a welcome respite from urban life. Families are drawn to Backwell for its outstanding schools and recreational facilities, fostering a safe and nurturing environment for children to grow. With a range of amenities, including local shops, cafes, and pubs, residents can savour a leisurely pace of life without sacrificing convenience. Whether you're looking for a cosy cottage, a spacious family home, or a tranquil retreat, Backwell offers a diverse selection of properties to suit all tastes and desires. Embrace the idyllic beauty of Backwell and discover the enchanting lifestyle it has to offer.

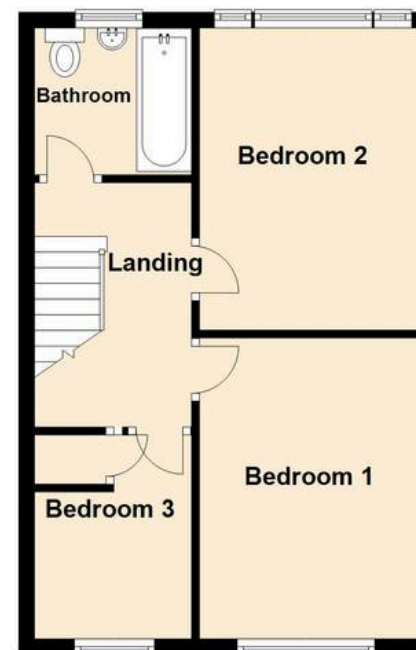




Ground Floor



First Floor



Sketch plan for illustrative purposes only
Plan produced using PlanUp.

28 Waverley Road, Backwell



Parker's Estate Agents

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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.

