



15 Ladymeade, Backwell

Guide Price **£285,000**



Parker's

Estate Agents & Property Lettings



15 Ladymeade

Backwell, Bristol

Tucked away from the main road in a quiet row of homes, this delightful three-bedroom terraced property offers a serene and family friendly environment. With a garage, enclosed rear garden the home also has the benefit of being offered as no onward chain.

The property is accessed to the front by a shared pathway and you step inside to a welcoming entrance hall with room for coats and shoes. The open plan layout on the ground floor creates a sociable and airy atmosphere, featuring a cosy lounge with a gas fire at the front, and a bright dining area and modern kitchen to the rear. The kitchen is fitted with a range of contemporary wall and base units, and patio doors open out to the rear garden, while large windows throughout the home flood the space with natural light.

Upstairs, you'll find three well proportioned bedrooms, two generous doubles with built in storage alongside a family bathroom.

The rear garden is a standout feature, with a charming circular patio and a path leading to the rear access, garage, and off street parking. The garage also offers potential for use as a workshop, hobby space, or even a home office.

15 Ladymeade

Backwell, Bristol

Located just moments from Nailsea and Backwell Train Station, this home enjoys a tranquil position while remaining close to local shops, schools, and excellent transport links. Whether you're a first-time buyer or looking for a family home in a desirable location, this property offers comfort, convenience, and real potential an opportunity not to be missed.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Porch

6' 0" x 4' 11" (1.83m x 1.50m)

Lounge/ Dining Room

25' 6" x 15' 11" (7.78m x 4.84m)

Kitchen

10' 4" x 7' 5" (3.14m x 2.27m)

Bedroom 1

12' 0" x 9' 1" (3.67m x 2.76m)

Bedroom 2

10' 4" x 9' 1" (3.14m x 2.77m)

Bedroom 3

6' 5" x 6' 2" (1.95m x 1.87m)

Bathroom

6' 2" x 6' 5" (1.87m x 1.96m)

Garage

17' 3" x 8' 2" (5.26m x 2.49m)

Front Garden**Rear Garden**



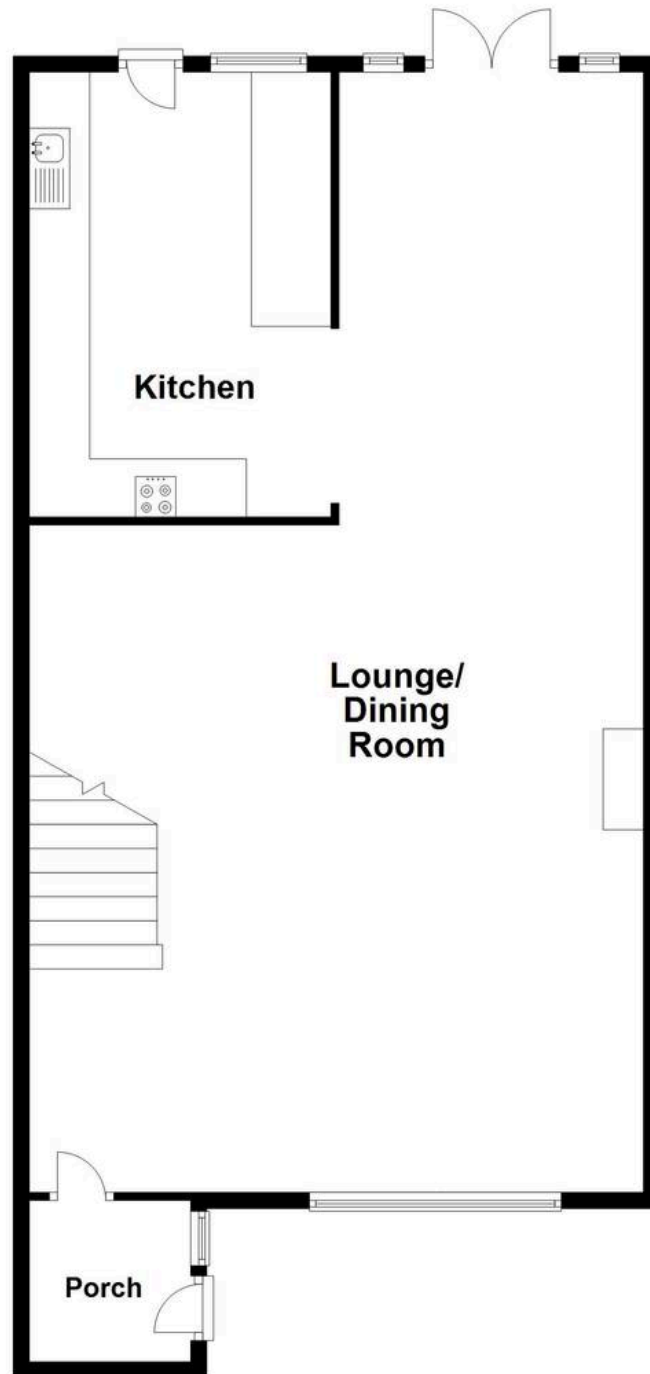
Backwell

Backwell, a hidden gem in North Somerset, offers an idyllic lifestyle with its charming landscapes and warm community. Nature lovers can explore rolling hills, fields, and woodlands, with Nailsea Moor and Backwell Lake providing wildlife spotting and peaceful retreats. Families thrive in the nurturing community, supported by excellent schools and a vibrant village centre with local shops and cafes. Connectivity is convenient, with a railway station and easy access to Bristol and other major cities, including London. Backwell combines rural tranquillity with modern amenities, creating a fulfilling and balanced lifestyle.

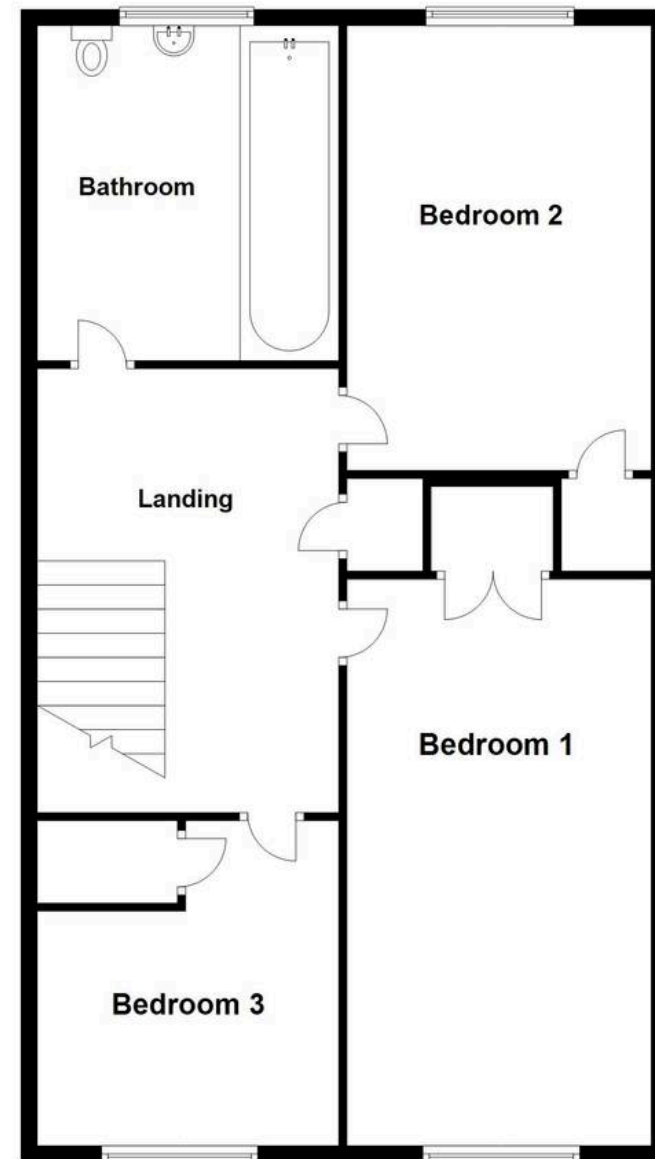




Ground Floor



First Floor





Parker's Estate Agents

Parkers Property Services, 1-3 Station Road - BS48 3NW

01275 463096 • sales@parkers-ea.co.uk • www.parkers-ea.co.uk/

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.

