



A 3 bedroom chalet style house requiring modernisation with a south facing rear garden, a drive and garage well placed for all amenities including good schools.



16 Brendon Gardens, Nailsea, North Somerset BS48 2LA

£269,500 - Freehold

It is rare to find a three bedroom home of this era in such original, unaltered condition allowing you to modernise and personalise the house to your taste and style. Available without any chain delays.

The property was originally built around 1970 and stands in a quiet residential area just a short distance to the south of the town centre and within easy reach of local schools and the town centre amenities. The warm south facing position will be an attraction and there is a drive and garage to the rear.

The living space is bright and airy with large windows, very much a design feature of the time, flooding the rooms with natural light. The proportions are generous and while the house requires modernisation, a replacement combi boiler has been installed earlier this year.

This part of Nailsea is tremendously popular partly due to the close proximity to the town centre and easy access to the large open parkland at Scotch Horn and Golden Valley. There are excellent schools nearby including Golden Valley School, Hannah More and The Grove schools with Nailsea School even closer to hand. There is also remarkably easy access on foot to the town centre amenities that include Waitrose, Tesco, W. H. Smith and many other nationally known retailers. There are two health centres, dental practices, a leisure centre and a gym, independent retailers, and a pedestrianised shopping development.

Nailsea also offers a selection of pubs, cafes and restaurants and a monthly farmers market takes place in the High Street.

The accommodation includes a traditional reception hall with a staircase rising to the first floor and doors to the living room, and to the kitchen.

The double aspect living room is a lovely size with plenty of space for sitting and dining.



The kitchen has a range of fitted wall and floor cupboards and roll edge laminated work surfaces while a door and window open to and overlook the rear garden.

On the first floor the landing opens to the bathroom, a separate WC with a Pampas suite and 3 airy bedrooms. Please note that in the majority of the houses of this design the bathroom and WC have been incorporated as one room creating a surprisingly spacious combined bathroom.

Outside:

The house enjoys the advantage of a standing in a landscaped cul de sac away from busy roads with a footpath leading to the front where the mature garden frames the house. A path leads to the front door and continues to the side of the house arriving at the rear garden where a paved patio area is sheltered private and south facing with a series of established specimen shrubs and bushes. Beyond the patio there is a gated driveway area that provides parking with an adjoining Garage set to one side.

Services & Outgoings:

Mains water, gas, electricity and drainage are connected. Telephone and broadband are available including super-fast broadband and Cable broadband services with download speeds of 1Gb or higher. Gas fired central heating through radiators. Council Tax Band C.

Energy Performance:

The property has been assessed at band D-62 for energy performance. The full energy performance certificate is available on request on email.

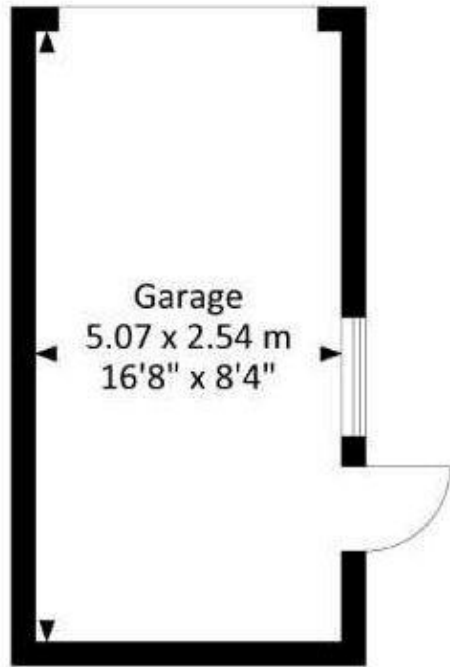
Viewing:

By appointment with **HENSONS**: Tel: 01275 810030

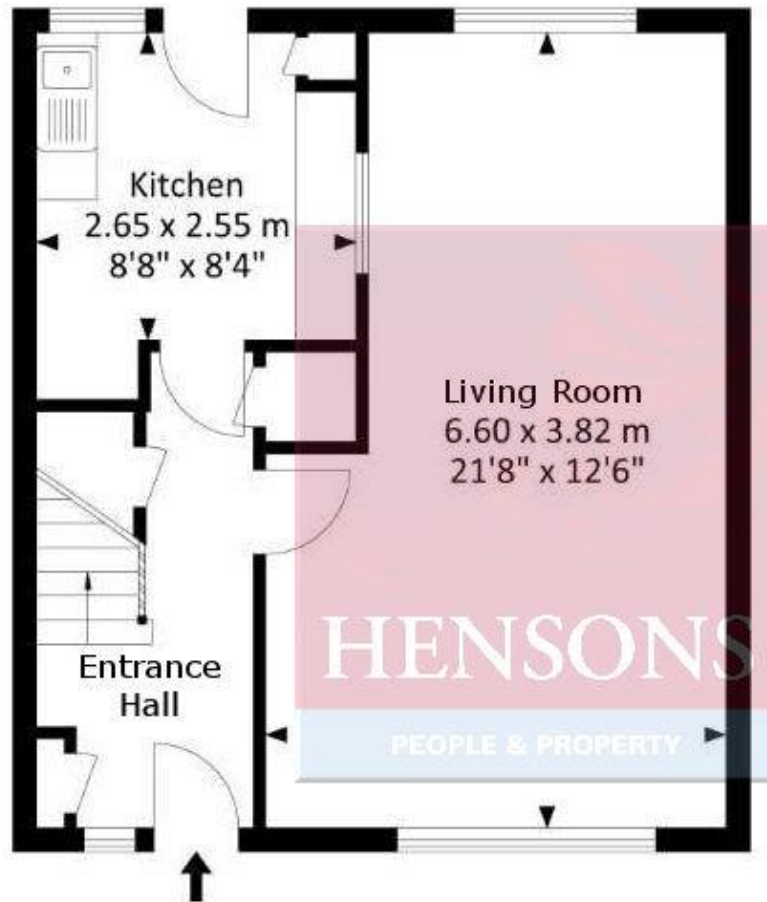


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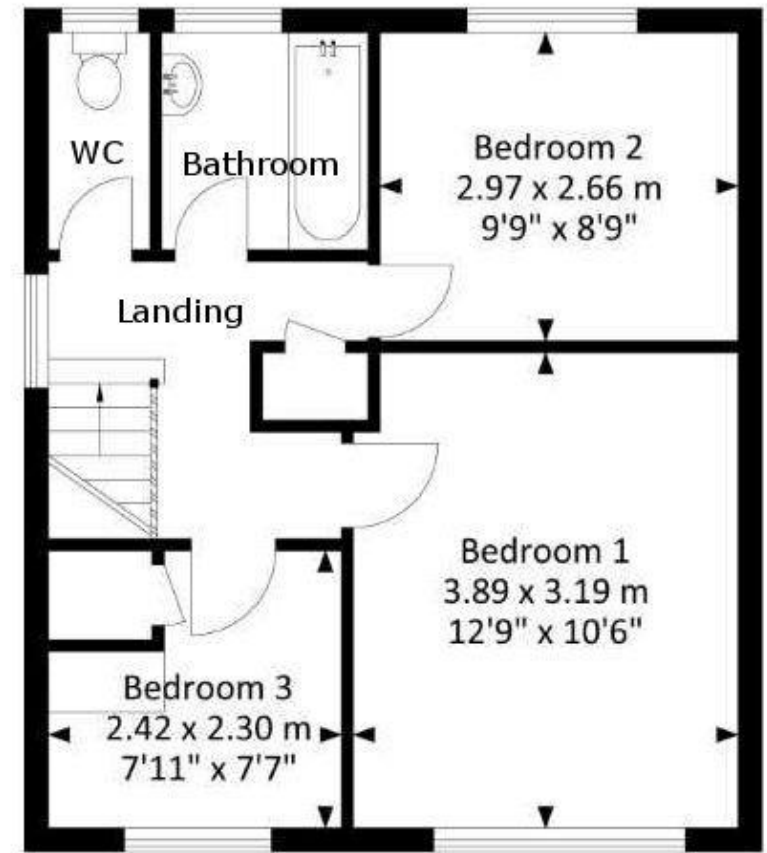




Garage



Ground Floor



First Floor



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