



Ashton Crescent, Nailsea
£335,000



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Bedrooms: 2

Bathrooms: 1

Receptions: 2

This well presented semi-detached bungalow occupies a lovely corner position on a popular residential road in Nailsea and comes with the benefit of no onward chain and vacant possession. To the front of the property is a pretty enclosed garden with mature hedges and a neat lawn. There is off street parking leading to a single garage to one side and a side door leading into the property.

Entering the bungalow there is a handy entrance porch that then leads directly into the sitting room which is blessed with excellent natural light from its large west facing window, there is a gas fire, a door leading to the bedrooms and shower room and an opening to the side which leads to a dining area with a side window. The kitchen is set beyond the sitting room and looks out over the sunny rear garden, the kitchen features modern wall and base units with a small breakfast bar area, they are twin eye level ovens, integrated hob, plumbing for a washing machine and space for a fridge/freezer. A rear door leads out to the garden and an internal door leads through to the garage.



The two bedrooms and shower room are accessed off an internal hallway with a cupboard. The main double bedroom is orientated to the front of the house and is well decorated with neutral tones and neutral coloured carpet. The second bedroom is a good sized single and has a fitted wardrobe and a window looking over the rear garden. Completing the accommodation is a shower room which has a shower cubicle, sink with vanity unit under and low level w.c.



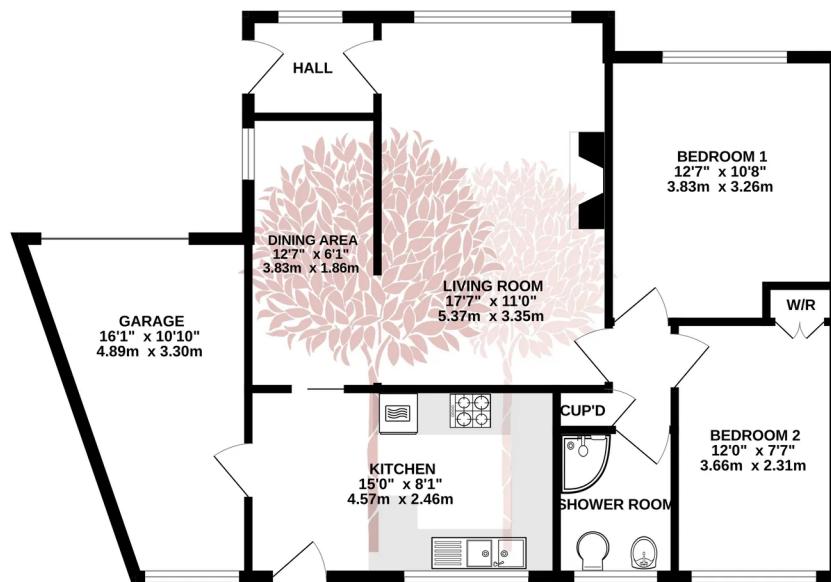
Outside, the rear garden has large area of level lawn with a planted border to one side, with a picket fence to the other and shiplap fencing to the rear. There is an area of patio close to the property and you can enjoy some lovely views towards Tower Hill.



This wonderfully positioned bungalow is light and airy throughout, it is a perfect downsize, first time purchase or maybe even investment property with a view to the future and retirement.



GROUND FLOOR
837 sq.ft. (77.8 sq.m.) approx.



ASHTON CRESCENT

TOTAL FLOOR AREA: 837 sq.ft. (77.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This description is for guidance only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Situation: Nailsea is a suburban town of North Somerset, approximately 8 miles (13 km) southwest of Bristol. The town was an industrial centre based on coal mining in the 16th century and glass manufacture from 1788, which have now been replaced by service industries. The surrounding North Somerset Levels has wildlife habitats and Bucklands Pool/Backwell Lake is a Local Nature Reserve. The well populated town centre includes two major supermarkets, high street banks, coffee shops and a leisure centre. Nailsea is close to the M5 motorway (junction 20) and Bristol International Airport at Lulsgate is 7 miles (11 km) away by road. The airport serves both domestic and international routes, and is one of EasyJet's hub airports. Secondary education is provided by Nailsea School (rebuilt as an Academy in 2009), and primary education by St Francis School, Grove School, Kingshill School and Golden Valley. Churches include the 14th-century Holy Trinity Church and Christ Church, which was built in 1843.

Directions: From the direction of Dark Lane in Backwell, proceed through the traffic lights in the direction of Nailsea. Pass under the railway bridge and up the hill, and take the turning on your left into Queens Road. Follow this road and take the turning on your right into Coombe Road, which is shortly after the turning for Mizzymead Road. Take the first left into Hazlebury Road and then the third left in to Ashton Crescent. The property will then be found immediately on your right hand side. [What3works // films.heads.actual](http://What3works.com/films.heads.actual)

Material Information: This property operates on gas central heating. Council Tax band: C
FPC Rating: D