



63 Southfield Road, Nailsea, BS48 1JD
£365,000

Steven
Smith



This spacious semi detached house must be viewed to fully appreciate all it has to offer. Downstairs you will find a sitting room, dining room, a separate kitchen, wc and access to the garage. Upstairs offers three bedrooms, two with fitted wardrobes and a modern bathroom. To the front there is ample off road parking. The rear garden is enclosed and will get plenty of the summer sun. The property is also close to the town's amenities.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Hall

Obscure window, stairs to first floor.

Sitting Room 14'11" x 14'3" max 10'3" min

Window looking out onto the front drive, electric feature fireplace. Opening to:

Dining Room 10' 6" x 8' 8" (3.20m x 2.64m)

Exposed floorboards, french doors opening out to the rear gardens. Door opening to:

Kitchen 10' 7" x 8' 6" (3.22m x 2.59m)

Fitted with a range of wall and base units with working surfaces with stainless steel sink, plumbing for washing machine,, double electric oven, four ring gas hob

with concealed extractor hood, dishwasher, space for fridge/freezer, wood effect floor, tiled splashback, window overlooking the rear garden. Door opens to:

Rear Lobby

Tiled floor, door to rear garden and door to garage.

Cloakroom

White suite of WC with concealed cistern, washhand basin set into vanity unit with storage below, fully tiled walls and floor, chrome ladder radiator, obscure window.

FIRST FLOOR

Landing. Window to side, access to the airing cupboard housing the Worcester gas fired combination boiler and further access to the loft.

Bedroom 1 10' 8" x 9' 4" (3.25m x 2.84m)

Measurements exclude a built in wardrobe. Window overlooking the rear garden.

Bedroom 2 10' 3" x 8' 3" (3.12m x 2.51m)

Measurements exclude a built in wardrobe. Window to front.

Bedroom 3 10'0" x 9'2" max 5'10" min

Window to front.

Bathroom

Fitted with a three piece white suite of WC with concealed cistern, washhand basin with storage below, shower bath with mains shower and glass shower screen door, chrome ladder radiator, obscure window, spotlights.

OUTSIDE

From Southfield Road there is immediate access onto the front of the property which has been laid to tarmac and providing off road parking for numerous cars. This then leads to the front door and:

Garage 16' 7" x 8' 4" (5.05m x 2.54m)

With automatic roller door, power and light.

The Rear Garden

Immediately outside of the property is a small raised deck which steps down to a patio. The garden is laid to level lawn and is bound by concrete pillared panelled fencing, there is also access to a garden shed and these gardens have the added advantage of being predominately south facing.





GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.

1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1027 sq.ft. (95.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 plan is for illustrative purposes 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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Semi Detached House



Freehold



3



Garden



1



C



2

EPC

D



Gas Central Heating



Garage and Parking





Health & Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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