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 Floor Plan Produced by EPC Provision

**Tenure:** Freehold  
**Floor area:** 473.62 sq ft  
**Tax Band:** C



**Local Authority:** North Somerset

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**42 The Maples, Nailsea, BS48 4RU**

**£269,995**

**NO ONWARD CHAIN.** Ideal for those looking to move swiftly, this sensibly priced home is ideal for first time buyers or investors alike. Located in a traffic free position at the head of this popular cul de sac on the Western side of town, with local shops, schools, public transport links and countryside walks in close proximity, the well balanced accommodation briefly comprises; Entrance Hall, Lounge, Dining Room and Kitchen. On the first floor there are three Bedrooms and family Bathroom whilst externally there are easy to maintain gardens to front and rear with a garage located in a nearby block. EPC rating - C.

### Entrance Hall

Entered via a UPVC double glazed door. Stairs ascending to the first floor accommodation. Radiator, smoke alarm and door into the Lounge.

### Lounge

13'2" x 12'7" (4.01m" x 3.84m")



A light room with a UPVC double glazed window to the front. Laminate flooring which runs through into the Dining Room. Radiator, TV and telephone points. There is a wood mantel with gas point should someone wish to put in a gas fire. Door into the Dining Room.



### Dining Room

11'6" x 8'3" (3.51m" x 2.51m")



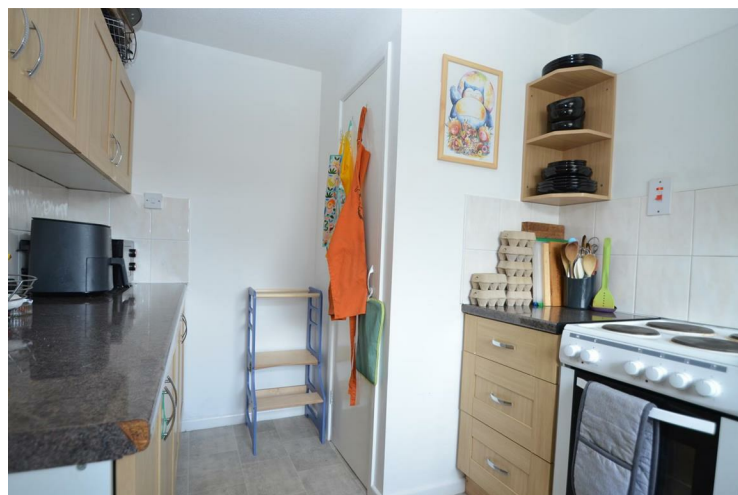
UPVC double glazed sliding patio doors to the rear garden. Radiator. Door into the Kitchen.

### Kitchen

11'6" x 7'7" (3.51m" x 2.31m")



Fitted with a range of wall and base units with roll edge worksurfaces over. Inset stainless steel sink with drainer and mixer tap. Space for an electric cooker. Space and plumbing for an automatic washing machine. Wall-mounted combination boiler. Understairs storage cupboard. UPVC double glazed window to the rear.



### First Floor Landing

Doors to all Bedrooms and Bathroom. Smoke alarm, access to the loft and airing cupboard which has slatted shelving and a radiator.

### Bedroom 1

12'8" x 7'4" (3.86m" x 2.24m")



UPVC double glazed window to the front. Radiator.

### Bedroom 2

11'6" x 7'4" (3.51m" x 2.24m")



UPVC double glazed window to the rear. Radiator.

### Bedroom 3

8'1" x 6'9" (2.46m" x 2.06m")



UPVC double glazed window to the front. Radiator.

### Family Bathroom

7'3" x 5'7" (2.21m" x 1.70m")



Fitted with a white suite comprising: Panelled bath with electric shower over. Low level close coupled wc and pedestal wash hand basin. Radiator. UPVC double glazed window to the rear.

### Rear Garden



Fully enclosed by timber panel fencing and walling, the rear garden is mainly laid to patio for ease of maintenance. Side access.

### Front Garden

Mainly laid to lawn with a pathway leading to the front door.

### Garage

There is a garage located in a nearby block, which is accessed via an up and over door.