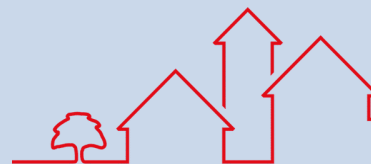




29 Rock Avenue, Nailsea

Guide Price £300,000



Parker's

Estate Agents & Property Lettings



29 Rock Avenue

Nailsea, Bristol

This well-presented three-bedroom terraced bungalow is ideally situated in the sought-after Nailsea West End, offering comfortable single-level living perfect for families or downsizers alike. The property boasts a spacious and well-proportioned living/dining room, ideal for both relaxing and entertaining, alongside a modern fitted kitchen with ample worktop space.

There are three generous bedrooms, including a principal bedroom with en-suite, complemented by a stylish main bathroom. The layout is thoughtfully arranged to maximise space and natural light, creating a bright and airy feel throughout. The property also benefits from owned solar panels, providing improved energy efficiency and reduced running costs.

Conveniently located within walking distance of the town centre, the property enjoys easy access to a range of local amenities, shops, and transport links. Set in a popular residential area, it offers a peaceful setting while remaining close to everything you need.

A well-maintained, move-in ready home in a desirable location, early viewing is highly recommended.

29 Rock Avenue

Nailsea, Bristol

Nailsea:

Nailsea, a historic town in North Somerset that blends history, modern amenities, and natural beauty. Nestled in picturesque countryside, it offers rural tranquillity with easy access to urban conveniences. The bustling town centre features shops, supermarkets, and local businesses, alongside a mix of historic and contemporary architecture. Nature lovers can enjoy parks, gardens, and nearby reserves, with Ashton Court and Tyntesfield House just a short drive away. Nailsea has excellent transport links by bus, road, and train, along with good schools and community events, making it a great place for families and visitors alike.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C



Entrance Hall

20' 2" x 6' 0" (6.14m x 1.83m)

uPVC front door featuring obscured glazing, opening into the entrance hall.

Lounge / Diner

13' 7" x 17' 11" (4.15m x 5.47m)

Front-facing double-glazed picture window, double radiator, TV and telephone points, offering generous space for both living and dining.

Kitchen

8' 4" x 13' 10" (2.55m x 4.22m)

Front-facing double-glazed picture window, door to the lounge-diner, and a fitted kitchen with stainless steel sink and mixer tap, tiled splashbacks, a range of wall and base units with wood-effect worktops, integrated double oven and ceramic hob with extractor, plus space for a fridge freezer and dishwasher.

Hallways

Access to the bathroom and bedroom one, with stairs leading up to the second floor.

Bedroom I

11' 11" x 11' 0" (3.62m x 3.36m)

Double-glazed window overlooking the rear, radiator, a range of fitted wardrobes offering ample hanging and storage space, television point, and wall-mounted power outlets.

Bathroom

5' 6" x 10' 4" (1.67m x 3.14m)

Fully tiled bathroom with rear double-glazed window, four-piece suite including bath, basin, WC, separate shower, extractor fan, and vinyl flooring.

Bathroom

5' 6" x 10' 3" (1.68m x 3.12m)

Fully tiled bathroom with rear double-glazed window, four-piece suite including bath, basin, WC, separate shower, extractor fan, and vinyl flooring.





Upstairs Bedroom 1

11' 1" x 12' 7" (3.38m x 3.84m)

Double glazed Velux window, and hanging rail.

En-Suite

Upstairs Bedroom 2

9' 5" x 7' 9" (2.88m x 2.36m)

Currently used as a study, featuring a double-glazed Velux window and double radiator.

Garden

Predominantly gravelled with shrub and plant borders, featuring a bin store, greenhouse, rear access gate to the garage, and an integrated front store room with window and fuse board.

Yard

Plenty of Garage space and parking for those with a car.

GARAGE

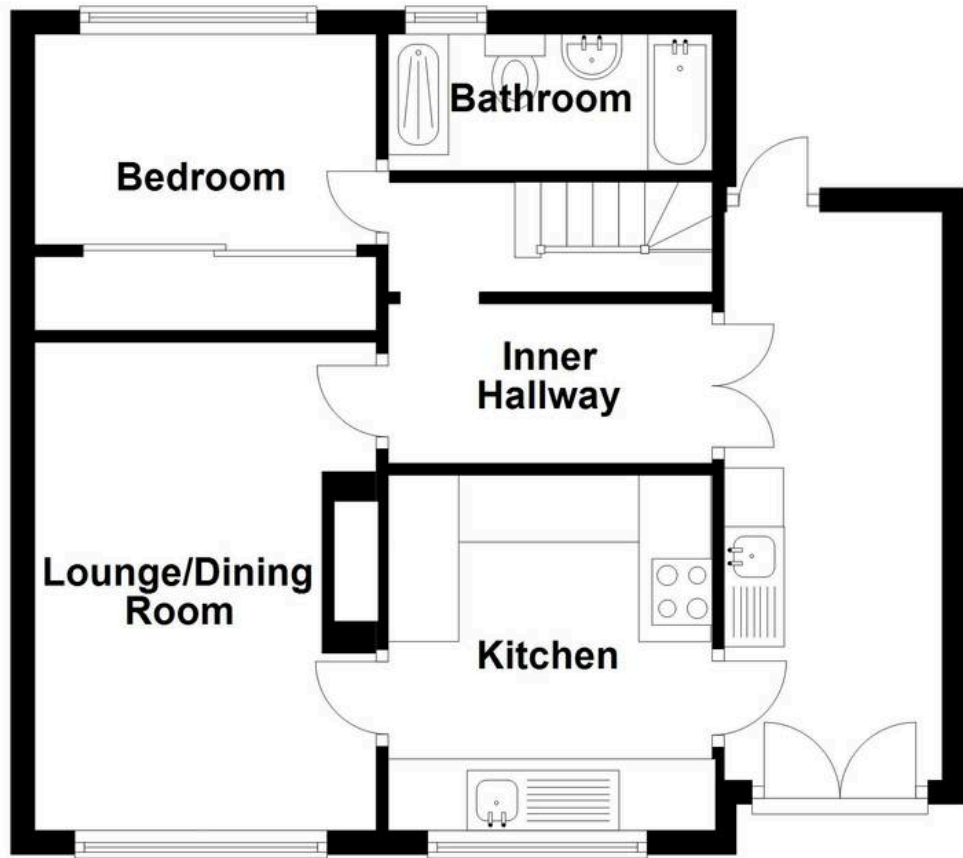
Single Garage

Open garage for plenty of outdoor storage and parking space.

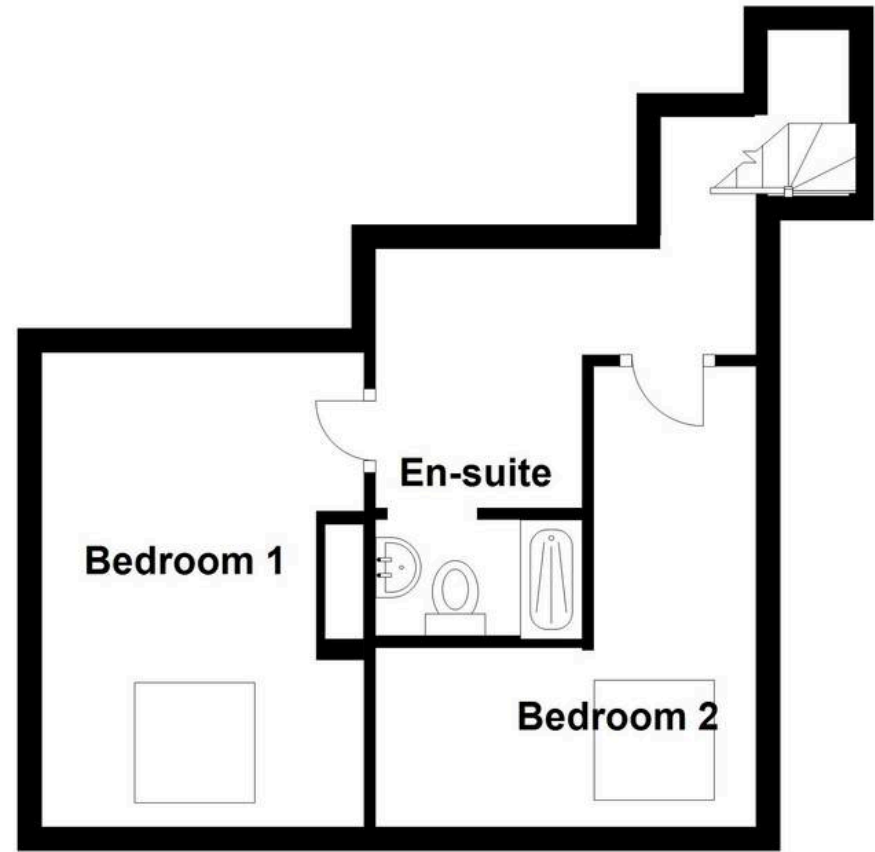




Ground Floor



First Floor



29 Rock Avenue



Parker's Estate Agents

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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.

