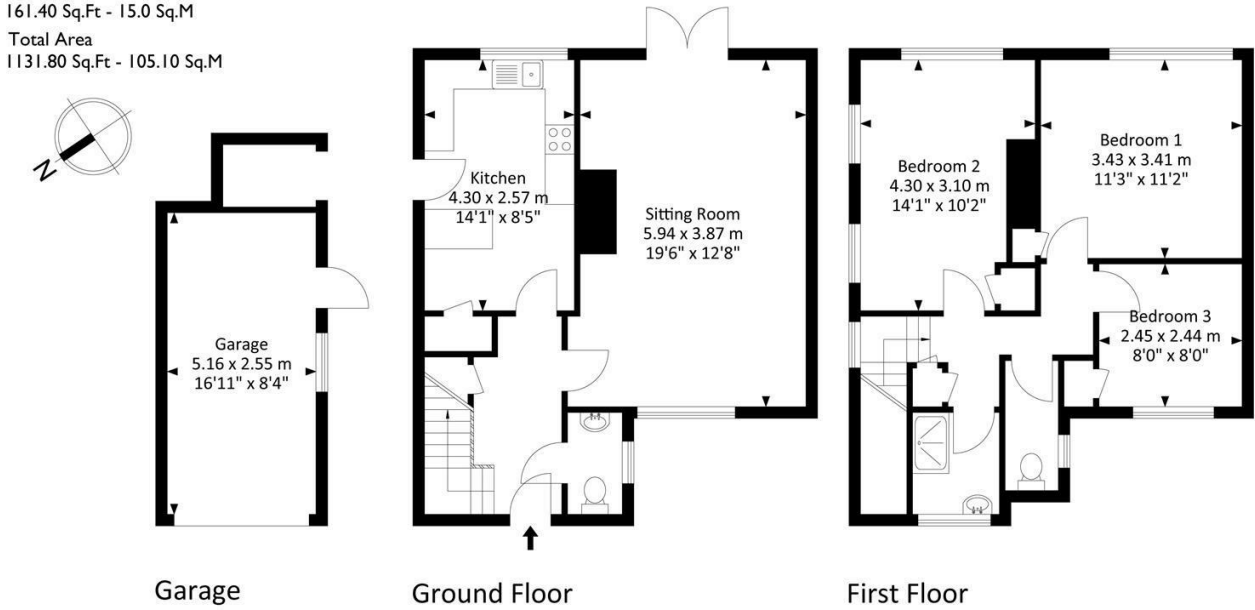




Hillcrest Road,
Nailsea BS48 2JA

Approx. Gross Internal Area
970.40 Sq.Ft - 90.10 Sq.M
Garage Area
161.40 Sq.Ft - 15.0 Sq.M
Total Area
1131.80 Sq.Ft - 105.10 Sq.M



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure
accuracy of the floor plan all measurements are
approximate and no responsibility is taken for
any error, omission or measurement.

Tenure: Freehold

Floor area: 970.00 sq ft

Tax Band: C

Local Authority: North Somerset

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



33 Hillcrest Road, Nailsea, BS48 2JA

£375,000

On the market for the first time in over 45 years, we welcome to the market this spacious 3 Bedroom semi detached family home which is located in this popular, non estate road within easy reach of the town centre and is perfectly positioned with easy access to local schools, amenities and public transport links. Benefitting from a lovely rear garden and offering huge potential to extend as others have done so in the road, the UPVC double glazed and gas central heated property briefly comprises: Entrance Hall, Cloakroom, Lounge/Dining Room and Kitchen. On the first floor there are 3 Bedrooms, a separate WC and a Shower Room whilst externally there are gardens to the front and rear - the latter being a lovely size and full of colour, along with a garage and driveway parking. EPC - E.

Entrance Hall



Entered via a double glazed composite door. Stairs ascending to the first floor accommodation with useful understairs storage space. Laminate flooring which runs through the whole of the ground floor. Radiator, smoke alarm and doors to the Cloakroom, Lounge/Dining Room and Kitchen.

Cloakroom

Fitted with a white suite comprising: Low level wc and vanity unit with inset wash hand basin. Radiator. UPVC double glazed window to the front.

Lounge/Dining Room

19'6" x 12'8" (5.94m" x 3.86m")



A light and bright dual aspect room with UPVC double glazed window to the front and French doors to the rear garden. Wall mounted gas fire. Ceiling coving, radiator and TV point.



Kitchen

14'1" x 8'5" (4.29m" x 2.57m")



Fitted with a range of wall and base units with roll edge worksurfaces and tiling to splashback. Inset stainless steel sink with drainer and mixer tap. Space for a free-standing cooker, washing machine, dishwasher and upright fridge freezer. Wall mounted boiler. Larder cupboard, radiator and UPVC double glazed window and door to the rear garden.



First Floor Landing

Access to the partly boarded and well insulated loft. There is power in the loft but no ladder. UPVC double glazed window to the side. Radiator and airing cupboard.

Bedroom 1

14'1" x 8'5" (4.29m" x 2.57m")



UPVC double glazed window to the rear with a pleasant outlook. Useful storage cupboard, radiator and exposed floorboards.

Bedroom 2

11'3" x 11'2" (3.43m" x 3.40m")



Dual aspect UPVC double glazed windows to the rear. Ceiling coving, radiator and exposed floorboards.

Bedroom 3



UPVC double glazed window to the front. Radiator.

WC

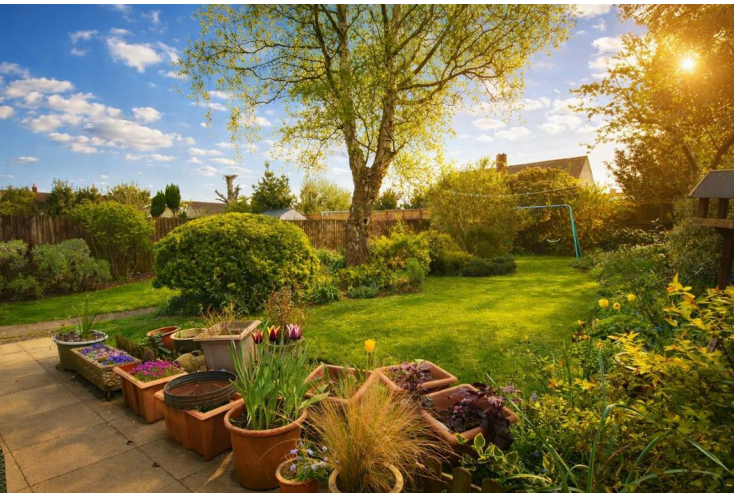
Low level close coupled wc. Radiator and UPVC double glazed window to the front.

Shower Room



Fitted with a white suite comprising: Walk-in shower with electric shower over. Pedestal wash hand basin. Generously tiled walls.

Rear Garden



Private, sunny and fully enclosed by timber panel fencing with secure gate access to the front, the garden comprises of a paved patio area immediately off the property leading onto a level lawn edged with deep, fully stocked borders and a decked area behind the garage. Outside socket and light.

Front Garden

Driveway parking in front of the garage. A further area of lawn with colourful plants and shrubs.

Garage

16'11" x 8'4" (5.16m" x 2.54m")

Accessed via an electric up and over door. Light and power connected. there is a storage area at the rear of the garage accessed via the side passageway.