

Front Garden

A tarmac drive provides off road parking for 2 cars. Access to the rear garden via a shared side passageway. Outside light.

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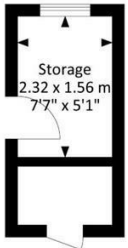


Birdcombe Close,
Nailsea BS48 1HH

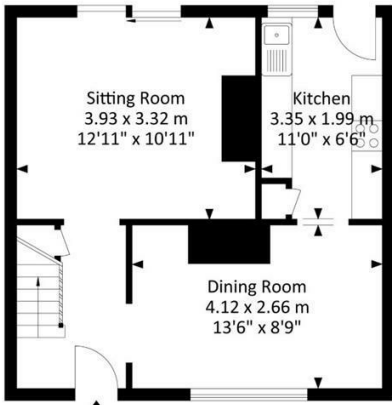
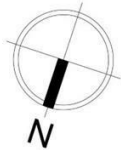
Approx. Gross Internal Area
833.30 Sq.Ft - 77.40 Sq.M

Garden Storage Area
57.80 Sq.Ft - 5.40 Sq.M

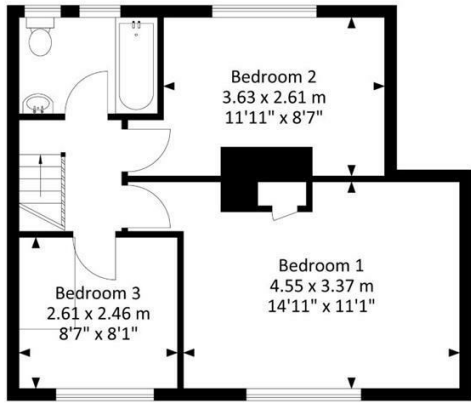
Total Area
891.10 Sq.Ft - 82.80 Sq.M



Garden Storage



Ground Floor



First Floor

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: 833.00 sq ft

Tax Band: B

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.



7 Birdcombe Close, Nailsea, North Somerset, BS48 1HH

£289,995

A particularly roomy, 3 Bedroom home, presented in good order throughout with the added bonus of a good sized, south facing rear garden, driveway parking for 2 cars and potential to extend into the loft as others have done in the road. Ideally situated, being located in this quiet and established cul-de-sac, only a short walk from the excellent local schools, town centre with its amenities, bus service and local countryside walks, the UPVC double glazed and gas central heated property briefly comprises: Entrance Hall, Sitting Room, Dining Room and Kitchen. On the first floor there are 3 Bedrooms and a Bathroom whilst externally there is driveway parking for 2 cars and a superb rear garden. EPC rating - D.

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Entrance Hall



Entered via a UPVC double glazed door. With stairs up to the first floor accommodation. Radiator. Understairs cupboard. Doors to the Lounge and Dining Room.



Sitting Room

12'11" x 10'11" (3.94m x 3.33m)



A light and bright room, having UPVC double glazed sliding patio doors to the rear garden. The focal point being a feature fireplace with inset gas fire. Radiator. TV point.

Dining Room

13'6" x 8'9" (4.11m x 2.67m)



Feature fireplace. Oak effect flooring. Radiator. Telephone point. Opening to the Kitchen.



Kitchen

11'10" x 6'6" (3.61m x 1.98m)



Fitted with a modern range of cream wall and base units with roll edge worksurfaces and tiling to splashback. Inset contemporary stainless steel sink with drainer and mixer taps. Integral fridge freezer and dishwasher. Space for an automatic washing machine and dishwasher. Space for a freestanding cooker. UPVC double glazed window and door to the rear garden. Oak effect flooring.

First Floor Landing

Access to the loft. Smoke alarm. Doors to the 3 Bedrooms and Bathroom.

Bedroom 1

14'1" x 11'1" (4.29m x 3.38m)



A generous sized room having a UPVC double glazed window to the front. Radiator. Airing cupboard housing the combination boiler.

Bedroom 2

11'11" x 8'7" (3.63m x 2.62m)



UPVC double glazed window to the rear. Radiator. TV point.

Bedroom 3

8'7" x 8'1" (2.62m x 2.46m)



UPVC double glazed window to the front. Radiator.

Family Bathroom



Fitted with a suite comprising: panelled bath with thermostatic shower. Low level close coupled wc and pedestal wash hand basin. Radiator. 2 UPVC double glazed windows to the rear.

Rear Garden



A real feature of the property is the size of the rear garden. Immediately off the Kitchen is a decked area followed by the main area which is laid to lawn. Enclosed by fencing. The rear garden is also south facing and extremely private. Outside tap. Shed and outbuilding with electric connected.