



21 Friendship Road, Nailsea

Guide Price £325,000



21 Friendship Road

Nailsea, Bristol

No onward chain three bedroom semi close to Nailsea town centre

This much loved home offers flexible accommodation extending to approximately 1,121 sq ft, together with wraparound gardens, garage and parking, and plenty of further potential.

The property has clearly been looked after with care over the years and offers a warm, comfortable feel throughout, whilst still giving buyers the opportunity to update and personalise over time if desired





Living Space

A spacious entrance hallway with useful built in storage leads through to an impressive 25 ft open plan lounge and dining room, with a window to the front overlooking the garden and French doors to the rear opening into the conservatory.

Positioned to the rear of the property, the conservatory provides a pleasant additional sitting area with views over the garden and direct access outside. The kitchen sits just off the hallway, offering plenty of storage and further access out to the garden, whilst a particularly useful ground floor shower room adds further practicality and flexibility to the accommodation.



Bedrooms & Bathroom

Upstairs there are two good double bedrooms, both with fitted wardrobes, along with a well proportioned single bedroom and a family bathroom.

The bedrooms enjoy a pleasant outlook and offer flexible accommodation for families, guests or those working from home. Useful built in storage and a practical layout help create a comfortable home that works well for everyday living.





Outside Space

Outside, the gardens wrap around the property with a mixture of lawn, patio, mature trees, shrubs and established planting, enclosed in part by attractive picket fencing, while the garage and off road parking add further practicality.

Friendship Road remains a sought after residential location close to Nailsea town centre, local schools, green spaces and transport links, making it a practical and convenient setting for a wide range of buyers.



Location

Nailsea is a well regarded North Somerset town located just south west of Bristol, popular with families, commuters and buyers looking for a balance of town and countryside living.

The town offers excellent transport links including Nailsea and Backwell train station, providing direct routes into Bristol and London, along with easy access to the M5 and Bristol Airport.

Nailsea benefits from highly regarded schools, a wide range of shops, supermarkets, cafes and leisure facilities, together with plenty of green spaces and access to the surrounding countryside.

Material Information

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

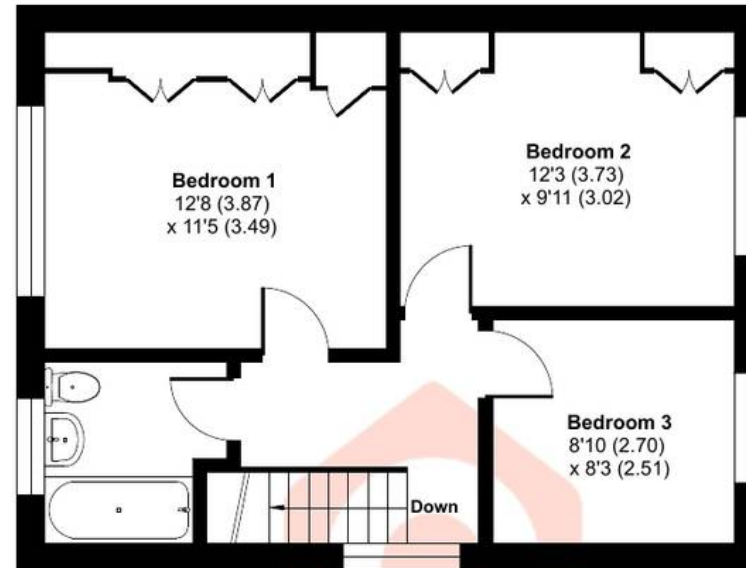




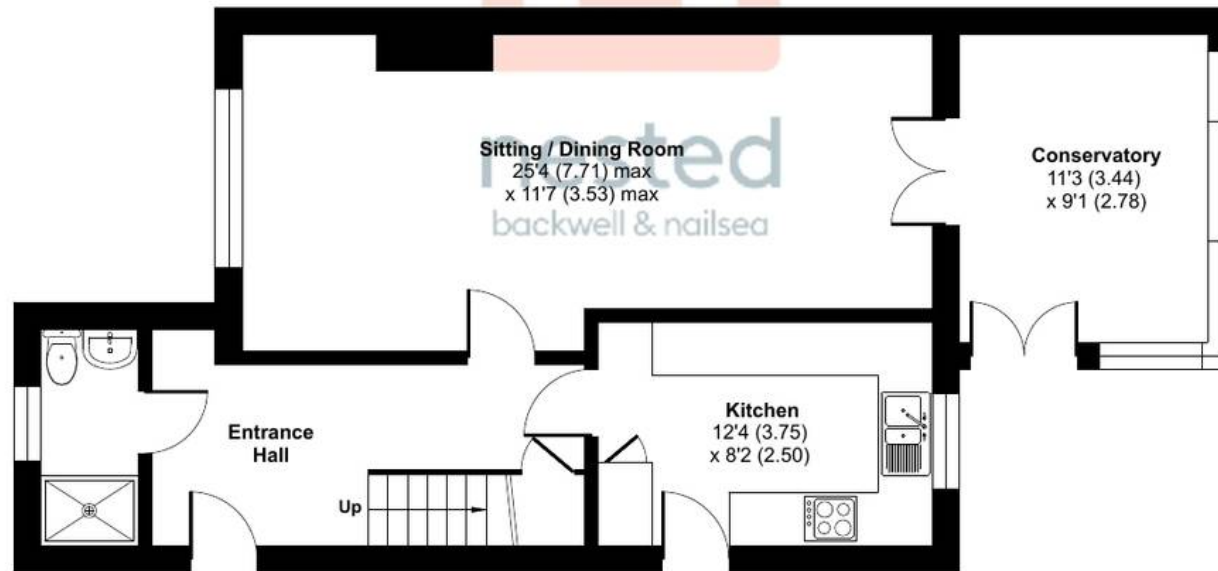
Friendship Road, Nailsea, Bristol, BS48

Approximate Area = 1121 sq ft / 104.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2026. Produced for Simon Russell & Co Ltd (Nested). REF: 1452117



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