



Gino's Estate Agents



10 Moorfields Road, Nailsea, North Somerset, BS48 2AW

£345,000

NO ONWARD CHAIN. A beautifully presented and more individual, 3 Bedroom semi detached family home, situated just a short distance from the town centre with all its amenities, bus routes and excellent secondary school, that comes to the market for only the second time in over 50 years. The property boasts generous sized, light and airy accommodation to include a modern Kitchen, a full re-wire, new combination boiler and a west facing rear garden. The UPVC double glazed and gas central heated property briefly comprises: Entrance Porch, Entrance Hall with understairs cupboard with access to the Cellar, Sitting Room, Dining Room and Kitchen. On the first floor there are 3 double Bedrooms, Bathroom and separate WC whilst externally there are gardens to the front and rear - the latter being sunny and private along with an integral garage, part of which has been used as a Utility Room and driveway parking in front. EPC rating - C.

borders. Fully enclosed by timber fence panels. Please note the large pond will be removed and the area underneath will be re-turfed.

Front Garden

Tarmac driveway provides parking for three cars. Pathway to the front door via some steps. You can also access the rear garden via a side path and gate.

Garage

11'2" x 9'2" (3.40m x 2.79m")
Accessed via an up and over door. Light and power connected.

Cellar

A great storage space accessed via a staircase below the main stairs.

Agents Notes

The property did have some remedial works in 1978 due to cracking which was fully repaired and covered by the insurance company. There have been no further issues relating to movement/subsidence since

thermostatically controlled shower. Pedestal wash hand basin. Radiator. UPVC double glazed window to the rear.

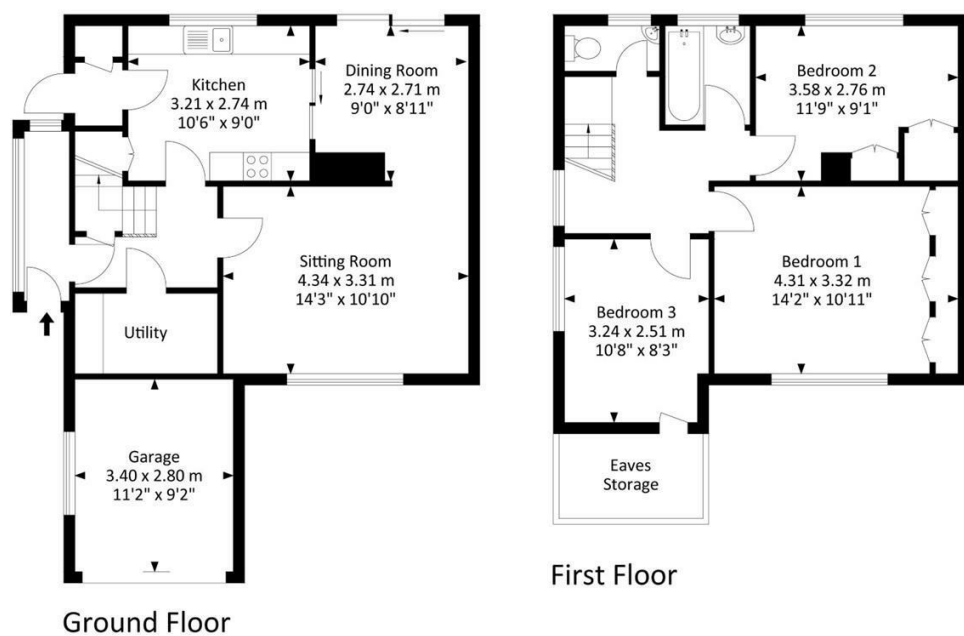
Rear Garden



A private, west facing garden which consists of an excellent raised decked area with balustrading and steps down to a paved patio area. The remaining area is laid to lawn with deep garvelled

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Approx. Gross Internal Area
1006.20 Sq.Ft - 93.50 Sq.M
Garage Area
102.50 Sq.Ft - 9.50 Sq.M
Total Area
1108.70 Sq.Ft - 103.0 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: 1006.00 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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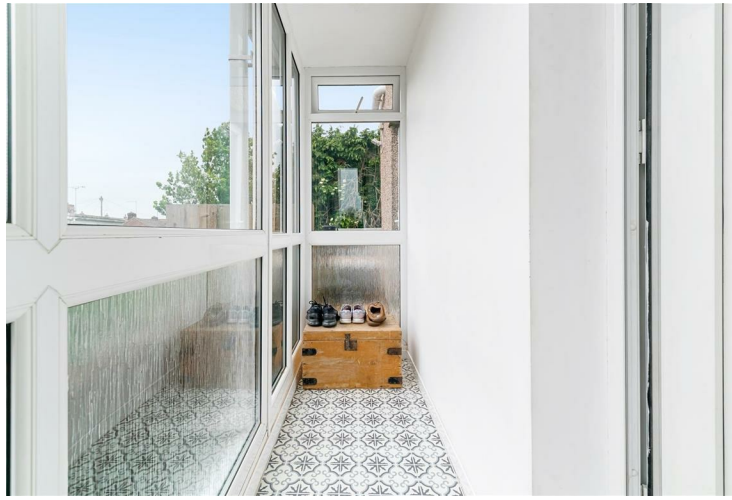
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Entrance Porch



Of UPVC double glazed construction. This is a useful space for coats and shoes. A further UPVC double glazed door leads you into the Entrance Hall.

Entrance Hall



A welcoming Hallway with stairs ascending to the first floor accommodation. Storage cupboard beneath the stairs which gives you access to the Cellar. Radiator, telephone point and door to the Lounge and Kitchen.

Sitting Room

14'3" x 10'10" (4.34m" x 3.30m")



A light & bright room with UPVC double glazed picture window to the front. Feature log burning stove acts as a wonderful focal point. Radiator, TV point and opening to the Dining Room.



Dining Room

9'0" x 8'11" (2.74m" x 2.72m")



UPVC double glazed French door to the rear garden. Radiator. Sliding door to the Kitchen.

Kitchen

10'6" x 9'0" (3.20m" x 2.74m")



Fitted with a modern range of wall and base units with roll edge worksurfaces and upstand for splashback. Inset ceramic sink with drainer and mixer tap. Space for a free standing cooker and integrated fridge. Useful pantry, ceiling spotlights, radiator and UPVC double glazed window to the rear and door to the Rear Porch.



Rear Porch

UPVC double glazed door to the side. Former coal house housing the gas fired combination boiler.

Utility Area

Formerly part of the garage. Space and plumbing for an automatic washing machine and tumble dryer.

First Floor Landing



A bright and spacious landing with a UPVC double glazed frosted window to the side. Access to partially boarded and insulated loft, with light, via a pull down ladder.

Bedroom 1

14'2" x 10'11" (4.32m" x 3.33m")



UPVC double glazed window to the front. Range of fitted wardrobes providing useful storage. Radiator.

Bedroom 2

11'8" x 9'0" (3.56m" x 2.74m")



UPVC double glazed window to the rear. Storage cupboards. Radiator.

Bedroom 3

10'8" x 8'3" (3.25m" x 2.51m")



UPVC double glazed window to the side. Eaves storage space. Radiator.

WC

Low level close coupled wc and corner wash hand basin. Radiator. UPVC double glazed window to the rear.

Bathroom



Fitted with a suite comprising: Panelled bath with glass screen and