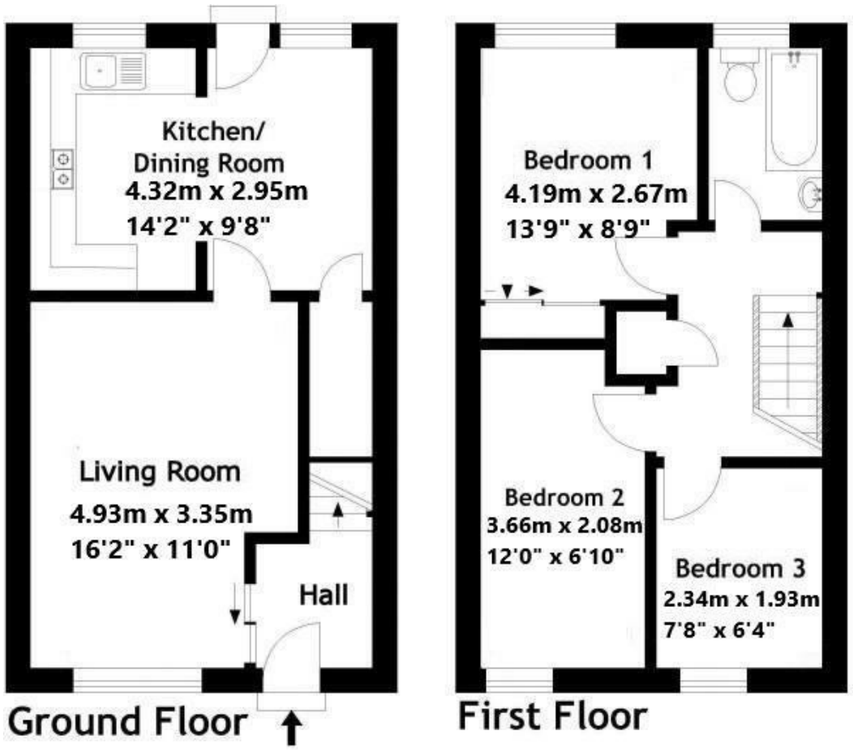


Located just a short walk away. Accessed via an up and over door.

Front Garden

The front garden is laid to gravel which now provides off road parking for 2 cars,

Garage



Tenure: Freehold
Floor area: 731.00 sq ft
Tax Band: B
Local Authority: North Somerset

3 1 1 C

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.

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73 Shaftesbury Close, Nailsea, North Somerset, BS48 2QJ

£290,000

A fabulous 3 bedroom family home, located on the ever popular 'Perrings' location that is well presented throughout and with the added benefit of having a lovely sized frontage with space for 2 cars, a west facing rear garden and a modern & contemporary theme throughout. Situated in a central part of the town, close to excellent schools, this lovely home boasts a recently replaced Kitchen & Bathroom suite along with modern UPVC double windows & doors, and In brief, the layout comprises: Entrance Hall, Lounge and Kitchen/Dining Room on the ground floor whilst to the first floor there are 3 Bedrooms and a Family Bathroom. Externally there are gardens to the rear along with off-road parking at front & a single garage and parking to the rear. EPC rating - C.

Ground Floor

Entrance Hall

Entered via a UPVC double glazed door. Radiator, telephone point and stairs ascending to the first floor accommodation. Wood effect laminate flooring which runs through into the Lounge. Door to the Lounge.

Lounge

15'9 x 11 (4.80m x 3.35m)



UPVC double glazed window to the front. Radiator, ceiling coving, telephone, TV point and feature electric fire. Door to the Kitchen/Dining Room.



Kitchen/Dining Room

14'3 x 10'4 (4.34m x 3.15m)



Fitted with a modern range of wall and base units with wood worksurfaces and tiling to splashback. Fitted electric oven with 4 ring gas hob and extractor over. Space and plumbing for an upright fridge freezer, automatic washing machine and integrated dishwasher. Wall mounted Worcester combi boiler supplying domestic hot water and central heating. Built in understairs storage cupboard, radiator and space for a table. UPVC double glazed window and French doors to the rear garden.

Kitchen Area



Dining Area



First Floor Landing

Doors to all Bedrooms and Bathroom. Linen cupboard. Access to the loft via a pull-down ladder.

Bedroom 1

11’ x 9’ (3.35m’ x 2.74m’)



UPVC double glazed window to the rear. Radiator, ceiling coving and TV point.

Bedroom 2

12’10” x 7’2” (3.66m’3.05m” x 2.13m’0.61m”)



UPVC double glazed window to the front. Radiator.

Bedroom 3

8’5” x 6’8 (2.44m’1.52m” x 1.83m’2.44m)



UPVC double glazed window to the front. Radiator.

Family Bathroom



Smartly fitted with a white suite comprising: Panelled bath with a thermostatically controlled shower over. Low level close coupled WC and a pedestal wash hand basin. Fully tiled walls. Radiator, extractor fan and a frosted UPVC double glazed window to the rear.

Outside

Rear Garden



At the rear a full width paved patio adjoins the back of the house which in turn leads to a further level lawn with flowered borders that is enclosed by timber panelled, with a garden shed set to one side and a gate at the bottom of the garden that leads via a short path to a parking space and garage. Outside cold water tap.