



24 Kingshill Gardens, Nailsea

Guide Price £215,000



24 Kingshill Gardens

Nailsea, Bristol

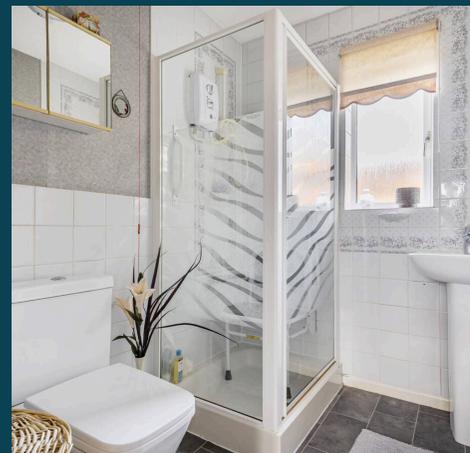
A well-kept and low-maintenance two-bedroom freehold bungalow set within a beautifully managed development for the over-55s. The property is offered with no onward chain and is ready for immediate occupation.

The development includes an attractive communal area with ample seating, which creates a friendly and welcoming environment for residents.

The accommodation is arranged with an entrance hall leading to a bright, dual-aspect lounge and dining room at the front of the property. The kitchen is practical with space for appliances and has direct access to the rear garden. There are two bedrooms, one of which is currently arranged as a dining room but equally suitable as a guest room, hobby room or study. The bathroom is well presented and fitted with an easy-access shower.

The rear garden is manageable and enjoys a good level of privacy, offering enough space for seating or planting while remaining easy to maintain. There is also a handy storage cupboard at the front porch of the house, ideal for storing garden tools and other essentials.

Further benefits include UPVC windows and recently installed radiators.





24 Kingshill Gardens

Nailsea, Bristol

An attractive freehold bungalow on a well regarded over 55s development

The location is excellent with a Co op close by, along with Bakers of Nailsea, which is a highly regarded traditional butcher. There are regular bus routes within easy reach and an on-site estate manager who ensures the development remains well-maintained.

Parking is very convenient with covered carports available for residents, along with additional guest parking. Spaces are unallocated, but there is typically ample availability.

An excellent opportunity for those seeking a secure and well-managed setting within easy reach of local amenities.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

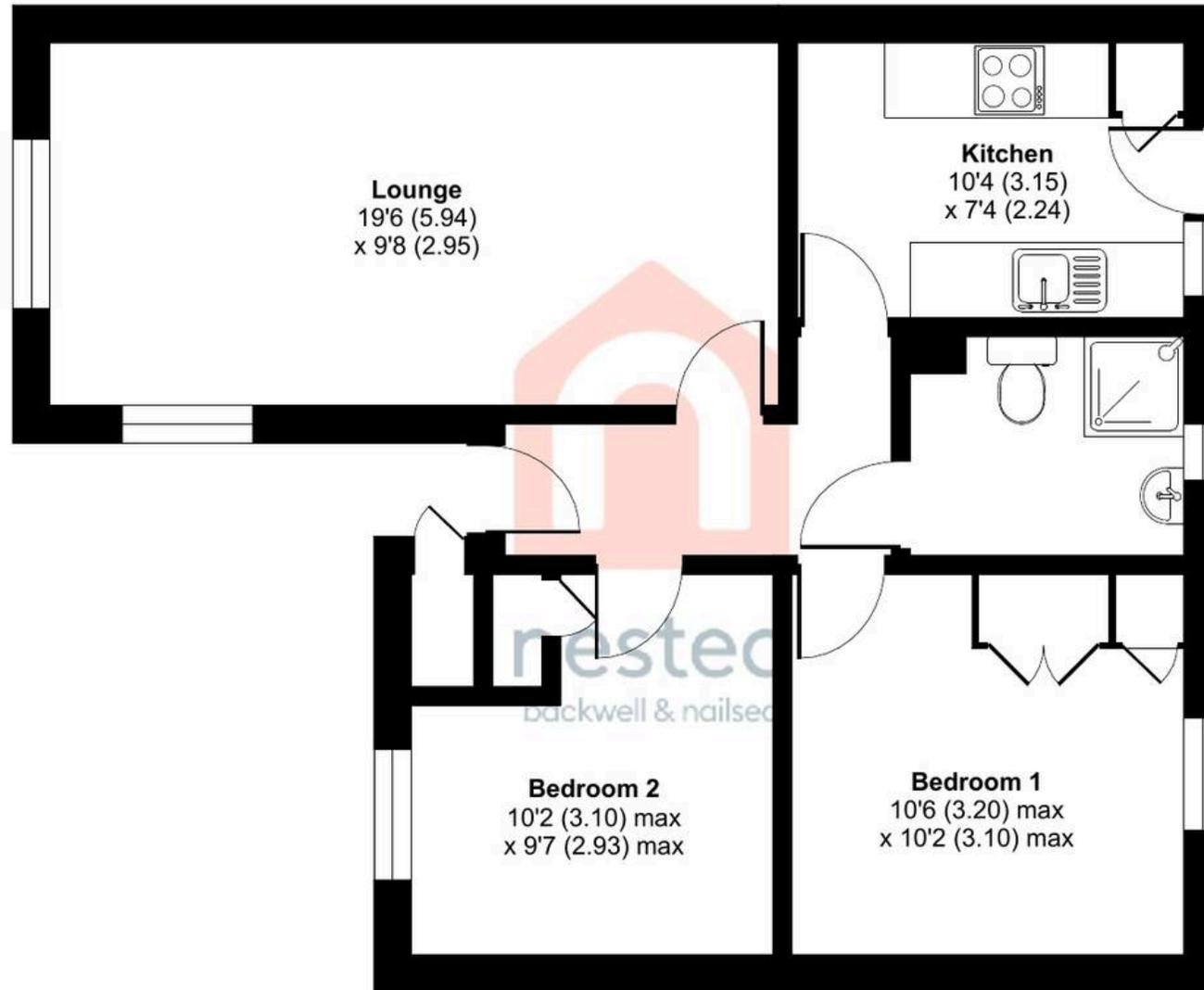
Annual estate charge: £3,184.80. This covers the upkeep of the communal grounds, estate maintenance, shared services and the on site warden support for the development. The property is freehold.



Kingshill Gardens, Nailsea, Bristol, BS48

Approximate Area = 583 sq ft / 54.2 sq m

For identification only - Not to scale



GROUND FLOOR





Simon Russell @nested

01275 620 021 • simon.russell@nested.com • nested.com/

