



40 Brunel Road, Nailsea

Guide Price £260,000





40 Brunel Road

Nailsea, Bristol

Freshly refurbished and offered with no onward chain, this attractive two-bedroom home has off-street parking and a west-facing garden. Fresh decoration, new carpets and updated flooring give it a smart, consistent finish throughout.

The stone-fronted house has a private driveway providing parking for one car. The newly fitted kitchen overlooks the front and includes Dove Grey units, ample cupboard and worktop space, an integrated oven and hob, and room for the usual appliances.

At the rear is a well-proportioned living/dining room with a built-in understairs cupboard and space for comfortable seating and a dining table. Sliding doors bring in plenty of natural light and open directly onto the garden.



The Garden And What's Nearby

The west-facing rear garden enjoys plenty of afternoon and evening sunshine, along with some lovely sunsets. It has a central lawn, planted borders and space for a table and chairs.

Local shops are close by, including the renowned Bakers of Nailsea butcher. The Moored Spout pub is also nearby, along with regular bus services and some great countryside walks accessible from the doorstep.

Key Features

- No Onward Chain
- Freshly Refurbished Throughout
- Off-Street Parking
- Newly Fitted Kitchen
- Living/Dining Room
- Sliding Doors To Rear Garden
- West-Facing Rear Garden

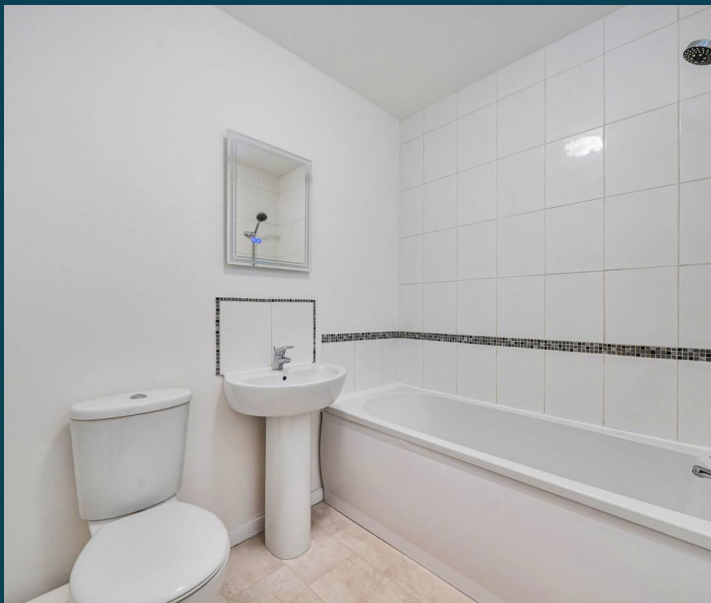




Bedrooms And Bathroom

Upstairs, the landing opens to two well-proportioned bedrooms positioned at the front and rear of the house. Both have been freshly decorated and finished with new grey carpets, while one also benefits from a built-in cupboard.

The family bathroom is neatly presented with a white suite, a bath with shower over and tiled walls finished with a decorative mosaic border.



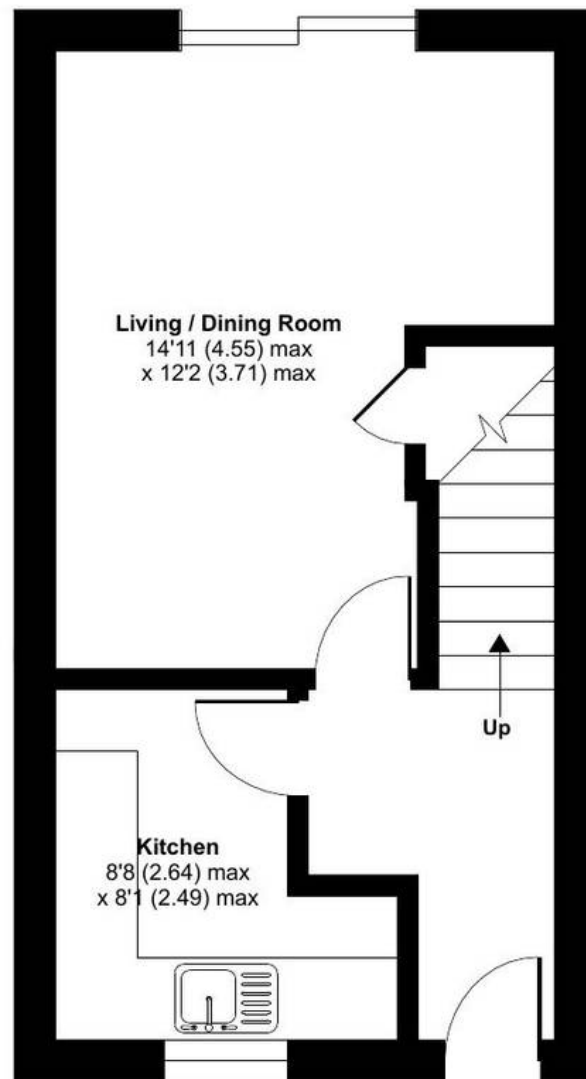
Material Information

- **Tenure:** Freehold
- **Council Tax Band:** B
- **EPC Rating:** C
- **Heating:** Gas Central Heating
- **Parking:** Private Driveway For One Car
- **Services:** Mains Gas, Electricity, Water And Drainage

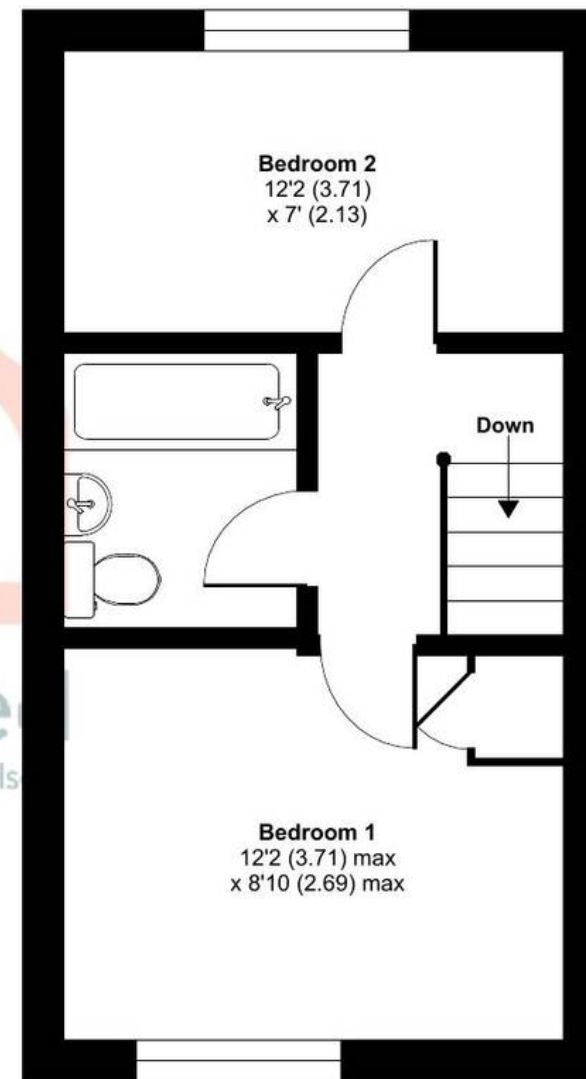
Brunel Road, Nailsea, Bristol, BS48

Approximate Area = 584 sq ft / 54.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





Simon Russell @nested

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