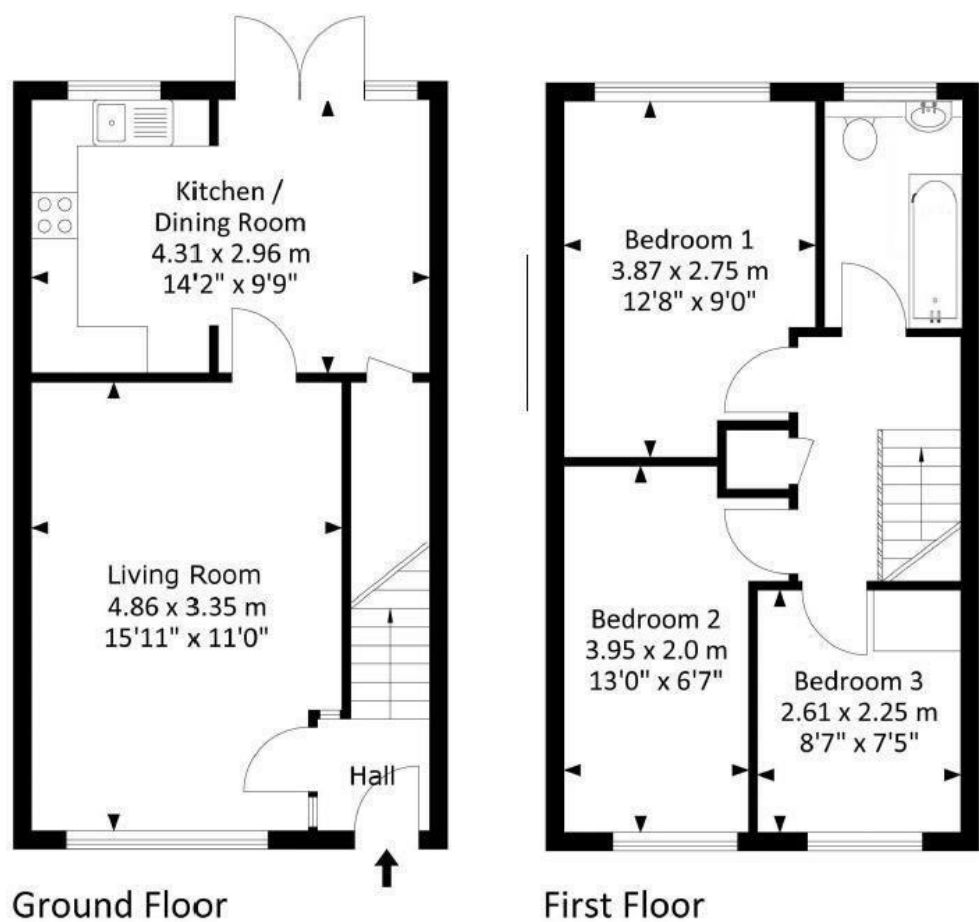


### Front Garden

Pathway to the front door. An area laid to gravel.



**Tenure:** Freehold

**Floor area:** 775.00 sq ft

**Tax Band:** B

**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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# Gino's Estate Agents



**3 Biddisham Close, Nailsea, BS48 2QF**

**£283,500**

A beautifully presented and contemporary themed, 3 Bedroom terraced property, located in this quiet & traffic free setting off The Perrings, with great access to schools, public transport routes and local amenities. Having been fully refurbished in 2025 by our sellers to include replacement Kitchen & Bathroom, modern double glazing, gas central heating, along with a garage with parking space, the layout briefly comprises: Entrance Hall, Lounge and Kitchen/Dining Room. On the first floor there are 3 Bedrooms and a family Bathroom whilst externally there are gardens to the front and rear - the latter being south facing along with a garage and driveway parking. EPC rating - C.

### Entrance Hall



Entered via a UPVC double glazed door. Stairs ascending to the first floor accommodation. Radiator. Door to the Lounge.

### Lounge

15'11" x 11'0" (4.85m" x 3.35m")



A light room with UPVC double glazed window to the front. Radiator, TV point and glazed door to the Kitchen/Dining Room.



### Kitchen/Dining Room

14'2"x 9'9" (4.32m"x 2.97m")



Fitted with a contemporary range of wall and base units with slimline worksurfaces and splashback. Inset sink with drainer and swan mixer tap. Fitted electric oven with hob and extractor over. Space and plumbing for an upright fridge freezer and washing machine. Integral slimline dishwasher. Ceiling spotlights, radiator and understairs storage cupboard. UPVC double glazed window and French doors to the rear garden.



### First Floor Landing

Cupboard housing the combination boiler. Access to the fully insulated and partially boarded loft.

### Bedroom 1

12'8" 9'0" (3.86m" 2.74m")



UPVC double glazed window to the rear. Radiator.

### Bedroom 2

13'0" x 6'7" (3.96m" x 2.01m")



UPVC double glazed window to the front. Radiator.

### Bedroom 3

8'7" x 7'5" (2.62m" x 2.26m")



UPVC double glazed window to the front. Radiator.

### Bathroom



Generously tiled and fitted with a modern white suite comprising: Panelled bath with glass screen and electric shower over. Concealed low level wc and wash hand basin with storage below. Heated towel rail, ceiling spotlights and UPVC double glazed window to the rear.

### Rear Garden



Fully enclosed by timber panel fencing, this private and sunny rear garden consists of a paved patio area adjoining the back of the house with areas laid to lawn and planted borders. A gate at the bottom of the garden opens to the driveway parking space that adjoins the garage.

### Garage



Accessed via an up and over door. Light and power connected.