

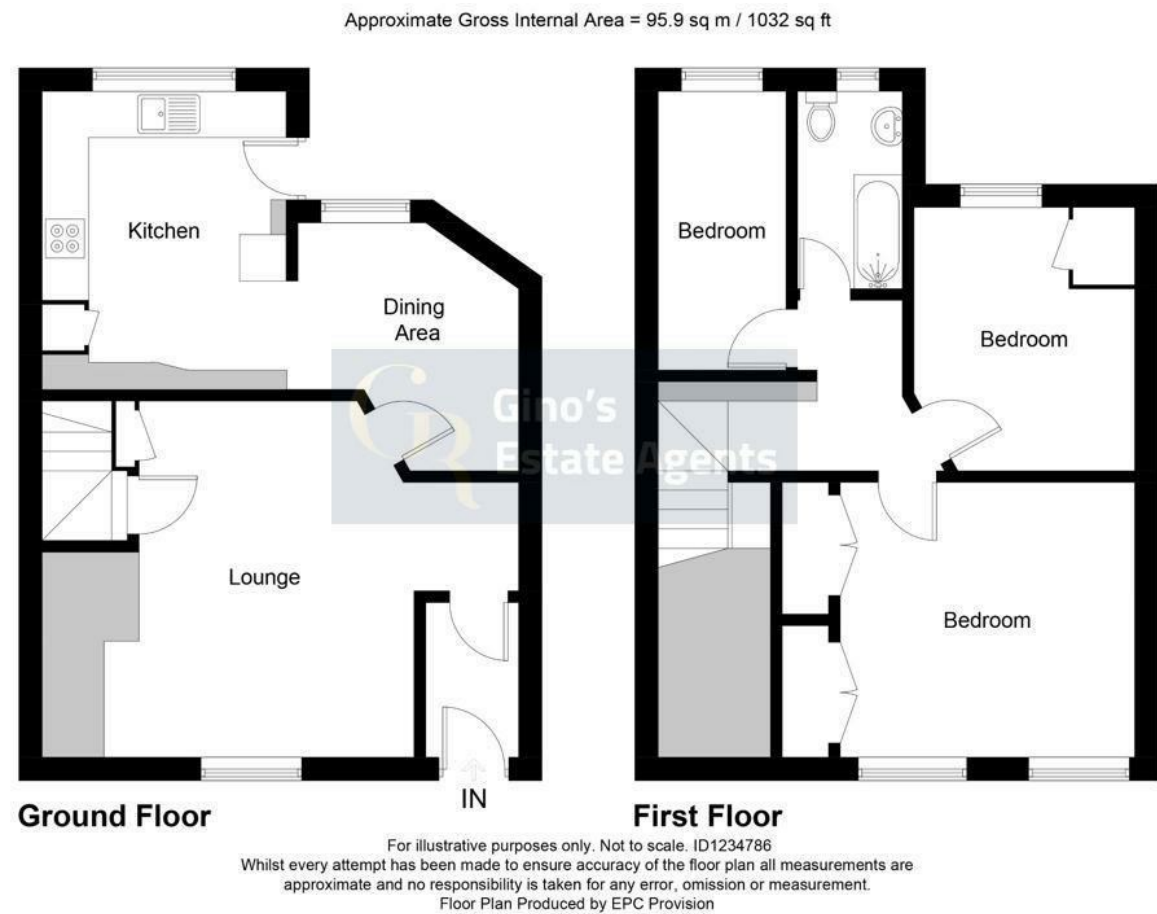
paved area, fully enclosed by fencing and walling. Cold water tap. Pedestrian door to the double garage.

Front Garden

A low maintenance frontage with pathway to the front door.

Double Garage

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



Tenure: Freehold

Floor area: 1032.00 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Ginos Estate Agents

6 Ryves Vale, Tickenham, BS21 6FZ

T. 01275 540 176 | sales@ginosproperties.co.uk

ginosproperties.co.uk



Gino's Estate Agents



White Cottage 9 Silver Street, Nailsea, North Somerset, BS48 2AQ

£325,000

NO ONWARD CHAIN. An enchanting 3 Bedroom period cottage, dating back to around 1800, found in the heart of "the old village" amidst some of the most interesting period and modern properties in the town. Ideal for those looking to move quickly, this spacious property stands in one of the original lanes of historic Nailsea around 1/2 mile from the town centre and closer still to local amenities in Silver Street, Kings Hill and North Street with the highly regarded schools all within easy reach. In brief, the layout comprises: Entrance Vestibule, Lounge, Dining Room and Kitchen. On the first floor there are 3 Bedrooms and a Family Bathroom whilst externally there are gardens to the front and rear along with a detached double garage. EPC rating - D.

Entrance Vestibule

Entered via a UPVC double glazed door. Radiator, electric meter cupboard and a further glazed door leads you into the Lounge.

Lounge

10'63 x 13'79 (3.05m x 3.96m)



UPVC double glazed window to the front with deep window sill. Feature fireplace with bread oven. Radiator. Stairs ascending to the first floor accommodation with storage cupboard beneath.



Dining Room

10'62 x 9'41 (3.05m x 2.74m)



UPVC double glazed window to the rear. Ceiling spotlights, radiator and opening to the Kitchen.

Kitchen

11'57 x 9'79 (3.35m x 2.74m)



Fitted with a range of wall and base units with rolledge worksurfaces and tiling to splashback. Inset stainless steel sink with drainer and mixer tap. Fitted electric oven with hob and extractor hood over. Integral fridge freezer and dishwasher. Space and plumbing for an automatic washing machine. UPVC double glazed window and door to the rear garden.



First Floor Landing

Doors to all Bedrooms and Bathroom. Smoke alarm.

Bedroom 1

12'45 x 11'61 (3.66m x 3.35m)



2 UPVC double glazed windows to the front with deep window sills. 2x built-in wardrobes. Radiator.



Bedroom 2

10'57 x 8'92 (3.05m x 2.44m)



UPVC double glazed window to the rear with a pleasant outlook. Radiator. Storage cupboard.

Bedroom 3

11'86 x 5'42 (3.35m x 1.52m)



UPVC double glazed window to the rear. Radiator. TV and telephone point.

Family Bathroom

8'39 x 4'74 (2.44m x 1.22m)



Fitted with a white suite comprising: Panelled bath with glass screen and thermostatically controlled shower over. Low level close coupled wc and pedestal wash hand basin. Shaver point, extractor fan and UPVC double glazed window to the rear.

Rear Garden



An easy to maintain, sunny and private rear garden designed for ease of maintenance. Comprising of artifical lawn and a