



32 Waverley Road, Backwell

Guide Price £299,950



Parker's

Estate Agents & Property Lettings



32 Waverley Road

Backwell

Extended 3-bed mid-terraced house. Ideal family home near amenities and transport links. Spacious kitchen/dining, large master bedroom, low-maintenance south-facing patio garden, driveway parking.

Situated in a superb location, this extended 3-bedroom mid-terraced house offers the perfect family home. Located close to local amenities, excellent transport links including Nailsea and Backwell's mainline station, this property provides convenience at its best. Boasting fantastic local schools nearby, this home is ideal for families. The ground floor features a large kitchen/dining room, perfect for entertaining, and a spacious living room, providing ample space for relaxation. The oversized master bedroom includes fitted storage, creating a clutter-free environment. Accompanied by a family bathroom and a downstairs cloakroom, this property offers practicality alongside comfort.

Outside, the low maintenance space is mainly laid to patio with mature shrub borders, providing a serene environment for outdoor gatherings and relaxation. The presence of a driveway with off-street parking adds convenience for residents and guests alike, ensuring parking is never a hassle. Additionally, a lawned area to the front offers a green space that enhances the outdoor experience. With a blend of practicality and aesthetics, this property's outdoor space complements the interior features, creating a well-rounded living experience for its new owners.

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Embrace the tranquillity and convenience this property has to offer, making it a perfect choice for those seeking a harmonious blend of comfort and practicality in a family home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: G



Entrance Hallway

6' 6" x 6' 5" (1.98m x 1.96m)

Cloakroom

3' 3" x 2' 7" (0.99m x 0.79m)

Living Room

25' 8" x 15' 11" (7.82m x 4.85m)

Kitchen/Dining/Family Room

19' 11" x 15' 11" (6.07m x 4.85m)

Bedroom 1

15' 10" x 12' 6" (4.83m x 3.81m)

Bedroom 2

10' 10" x 9' 1" (3.30m x 2.77m)

Bedroom 3

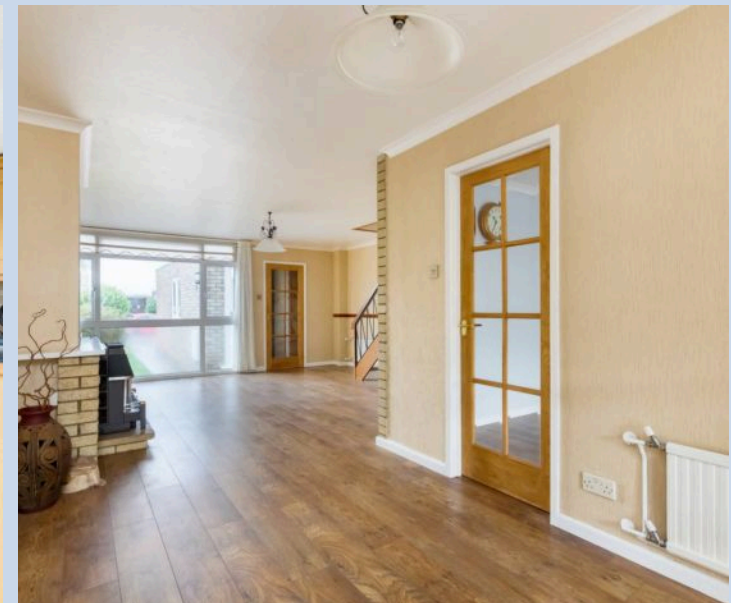
11' 5" x 6' 11" (3.48m x 2.11m)

Bathroom

5' 5" x 6' 4" (1.65m x 1.93m)

Storage Room

8' 0" x 4' 2" (2.44m x 1.27m)





REAR GARDEN

A low maintenance space mainly laid to patio with mature shrub borders.

FRONT GARDEN

Driveway with off-street parking. Lawned area.

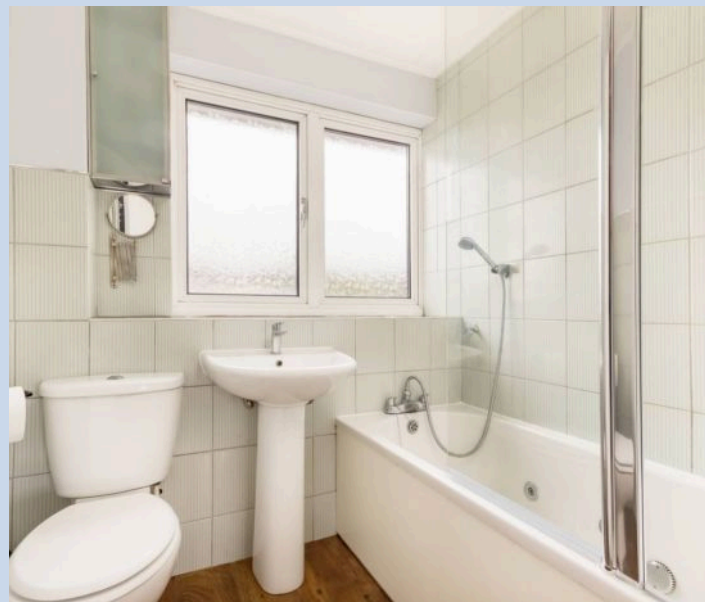
Driveway

1 Parking Space

Driveway with off-street parking

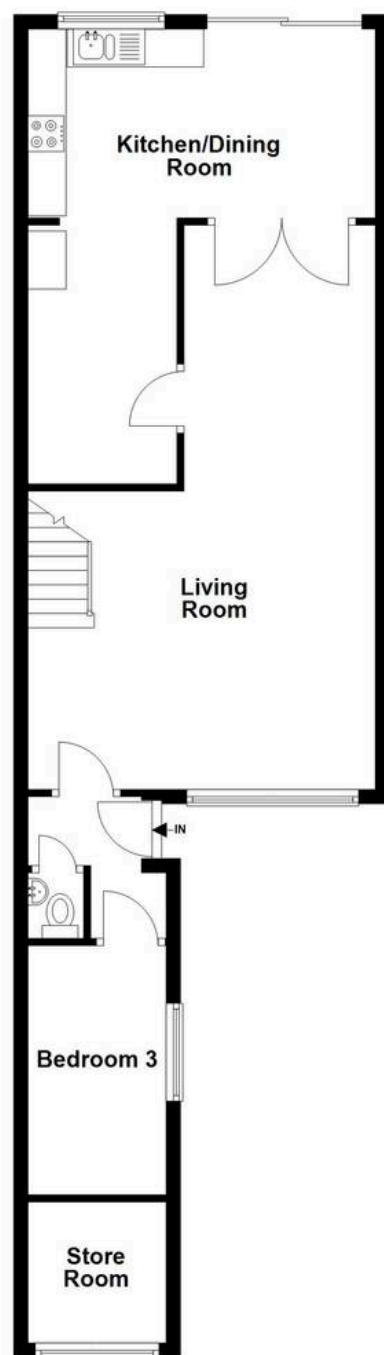
Backwell:

Nestled in the enchanting North Somerset countryside, Backwell is a delightful village with a strong sense of community. Backwell boasts excellent transport links, providing easy access to nearby towns and cities while retaining a peaceful ambience that offers a welcome respite from urban life. Families are drawn to Backwell for its outstanding schools and recreational facilities, fostering a safe and nurturing environment for children to grow. With a range of amenities, including local shops, cafes, and pubs, residents can savour a leisurely pace of life without sacrificing convenience. Whether you're looking for a cosy cottage, a spacious family home, or a tranquil retreat, Backwell offers a diverse selection of properties to suit all tastes and desires. Embrace the idyllic beauty of Backwell and discover the enchanting lifestyle it has to offer.





Ground Floor



First Floor





Parker's Estate Agents

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IMPORTANT NOTICE

For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

