



30 Brunel Road, Nailsea

Guide Price £300,000



30 Brunel Road

Nailsea, Bristol

Situated in a quiet cul-de-sac in the highly sought-after area of Nailsea, this well-presented three-bedroom semi-detached home offers comfortable and versatile living, ideal for families and professionals. The property features a bright and spacious lounge, creating a warm and inviting space for both relaxing and entertaining.

The well-appointed fitted kitchen offers generous storage and ample workspace, complemented by an adjoining dining area ideal for both everyday meals and social gatherings. Upstairs, there are three well-proportioned bedrooms, all offering comfortable accommodation, along with a stylish family bathroom.

Conveniently located close to local shops, supermarkets, and well-regarded schools, the property also benefits from excellent transport links to Bristol city centre. Nearby green spaces and countryside walks further enhance its appeal.



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Further benefits include ample built-in storage throughout and off-street parking. Well maintained and thoughtfully laid out, this attractive home combines comfort, functionality, and a highly desirable location, making it an excellent opportunity for a wide range of buyers.

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.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Hallway

6' 3" x 3' 2" (1.90m x 0.97m)

Living Room

14' 8" x 13' 4" (4.48m x 4.06m)

Kitchen

14' 6" x 10' 3" (4.42m x 3.12m)

Bathroom

6' 4" x 5' 11" (1.94m x 1.80m)

Landing

9' 10" x 2' 11" (3.00m x 0.88m)

Bedroom 2

8' 0" x 9' 3" (2.44m x 2.82m)

Bedroom 3

8' 2" x 6' 0" (2.49m x 1.82m)

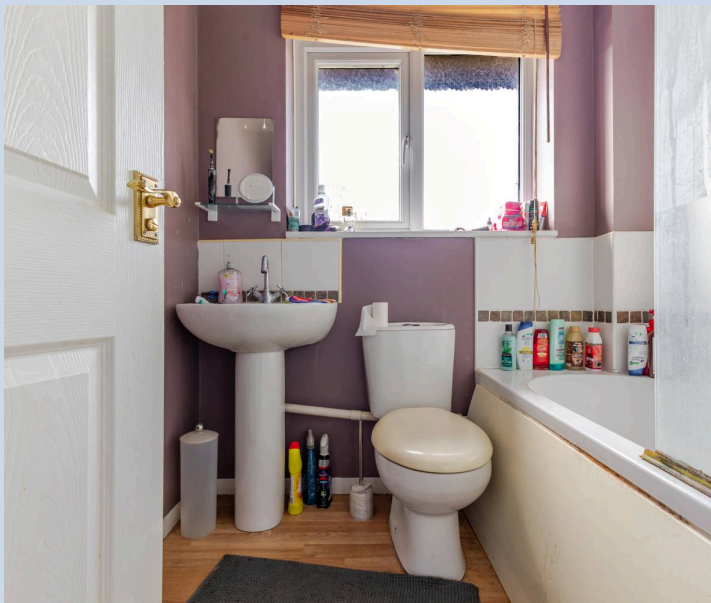
Bedroom 1

12' 0" x 8' 5" (3.67m x 2.56m)

Wc

5' 8" x 2' 11" (1.72m x 0.88m)

- Located in a quiet residential cul-de-sac
- Popular and sought-after Nailsea location
- Close to local amenities
- Nearby countryside walks and green spaces
- Family-friendly neighbourhood
- Convenient access to Bristol city centre





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.

