



11 Beaufort Gardens, Nailsea

Guide Price £290,000



II Beaufort Gardens

Nailsea, Bristol

This well proportioned bungalow benefits from a traffic free, central location and is perfectly placed for the town centre, amenities, health care professionals and public transport links. Offered for sale with no onward chain, the bungalow should be viewed to be fully appreciated. Offering good sized rooms and plenty of built in storage, the accommodation briefly comprises; Entrance Porch, Sitting/Dining Room, Kitchen, two double Bedroom and Shower Room. Outside, there are low maintenance Gardens to the front and rear, along with a Garage located nearby.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



II Beaufort Gardens

Nailsea, Bristol

- NO ONWARD CHAIN
- Located Near To Shops And Amenities
- Two Double Bedrooms
- Separate Garage
- Spacious And Bright Lounge/Diner
- Front and Rear Garden

Location:

Nailsea, a historic town in North Somerset that blends history, modern amenities, and natural beauty. Nestled in picturesque countryside, it offers rural tranquillity with easy access to urban conveniences. The bustling town centre features shops, supermarkets, and local businesses, alongside a mix of historic and contemporary architecture. Nature lovers can enjoy parks, gardens, and nearby reserves, with Ashton Court and Tyntesfield House just a short drive away. Nailsea has excellent transport links by bus, road, and train, along with good schools and community events, making it a great place for families and visitors alike.



Entrance Hall

4' 11" x 5' 6" (1.50m x 1.67m)

Lounge/Diner

15' 5" x 14' 1" (4.70m x 4.30m)

Inner Hallway

9' 3" x 3' 7" (2.82m x 1.10m)

Kitchen

11' 6" x 7' 11" (3.50m x 2.41m)

Shower Room

6' 4" x 6' 4" (1.94m x 1.92m)

Bedroom 1

12' 11" x 9' 4" (3.94m x 2.84m)

Bedroom 2

10' 6" x 8' 11" (3.21m x 2.72m)

Garage:

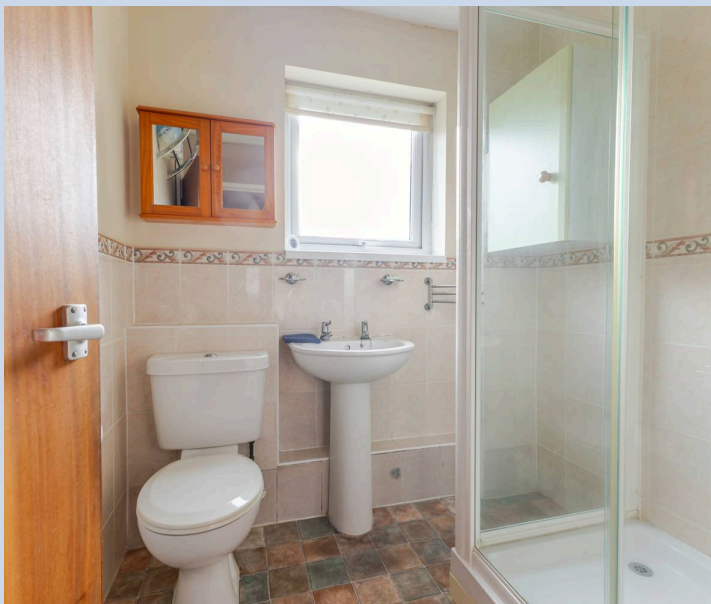
1 Parking Space

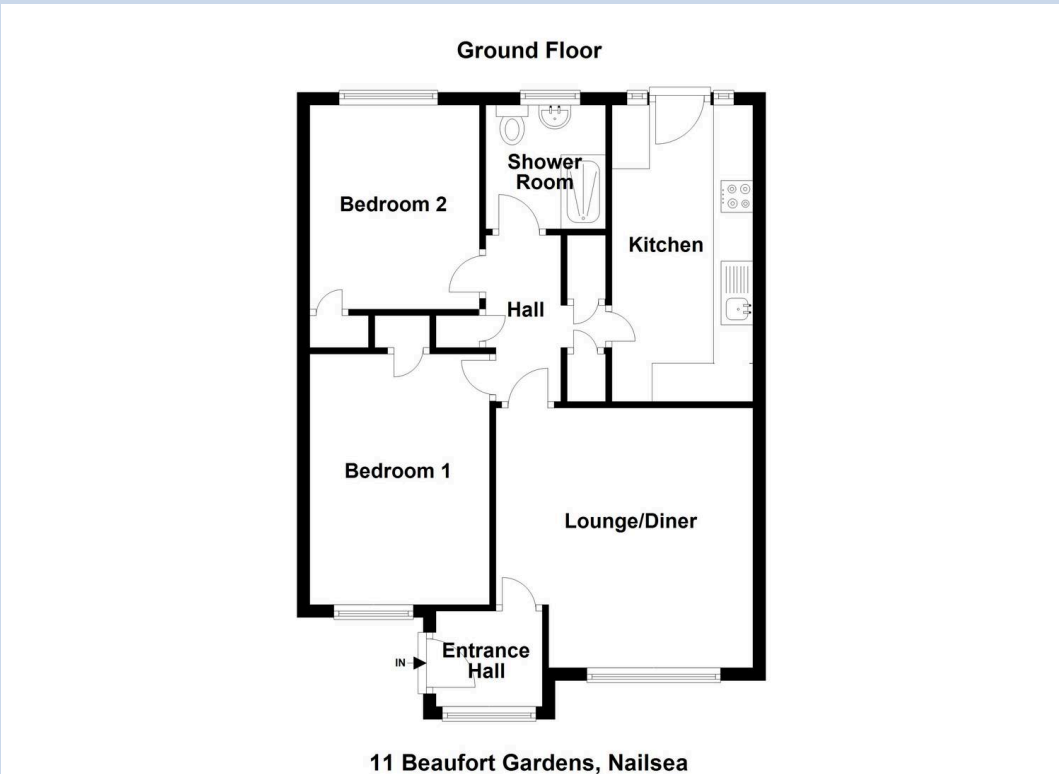
Off Street Parking:

1 Parking Space

Front Garden

Rear Garden





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



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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.

