

Rear Garden



A mature, well-established rear garden with a leafy, secluded feel. It features a patio seating area surrounded by colourful planting and established shrubs, leading onto a lawn bordered by mature trees and greenery. The brick boundary wall also gives it a nice sense of privacy. Outside tap and side access.

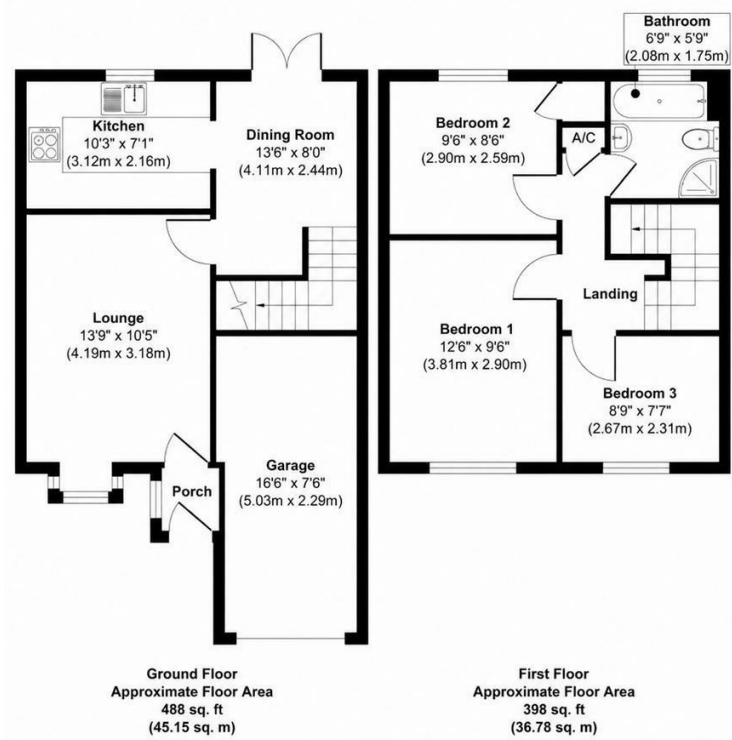


Front Garden

A small area laid to lawn with adjacent driveway providing off-road parking. Access to the rear garden via a side gate.

Garage

16'6" x 7'6" (5.03m x 2.29m)
Accessed via an up and over door. Light and power connected. Loft storage area.



Tenure: Freehold
Floor area: 882.00 sq ft
Tax Band: C

Local Authority: North Somerset
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Gino's Estate Agents



40 Tetbury Gardens, Nailsea, BS48 2TL

£339,995

Located on the Eastern side of the town, we welcome to the market this lovely, 3 bedroom semi detached family home, occupying an attractive position, backing onto parkland and close to Nowhere Woods towards the head of a cul de sac in the sought after Trendlewood area of the Nailsea. Situated within close proximity to excellent schools and the train station in Backwell, we feel this well-presented property is ideal for first time buyers and has the benefit of a lovely, private rear garden and in brief, the layout comprises: Entrance Hall, Living Room, Dining Room and Kitchen. On the first floor there are 3 good sized Bedrooms and a Family Bathroom with separate Shower whilst externally there are easy to maintain gardens to the front and rear along with an integral garage and driveway parking. EPC rating - D.

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Entrance Porch



Entered via a UPVC double glazed door with floor to ceiling side window. Door into the Living Room.

Living Room

13'9 x 10'5 (4.19m x 3.18m)



UPVC double glazed window to the front. Radiator, TV and Wi-Fi point and door to the Dining Room.



Dining Area

13'6 x 8'0 (4.11m x 2.44m)



UPVC double glazed French doors to the rear. Stairs ascending to the first-floor accommodation with useful storage cupboard below. Radiator, telephone point and opening to the Kitchen.



Kitchen

10'3 x 7'1 (3.12m x 2.16m)



Fitted with a comprehensive range of wall and base units with roll edge work surfaces over. Inset one and a half sink and drainer with mixer tap. Built in double electric oven, including combi microwave, and with electric hob and extractor over. Integrated fridge/freezer, washing machine and dishwasher. UPVC double glazed window and door to the rear.



First Floor Landing



Doors to all Bedrooms and Bathroom. Access to the insulated and boarded loft via a pull-down ladder. Smoke alarm. Cupboard housing the combination boiler.

Bedroom 1

12'6 x 9'6 (3.81m x 2.90m)



UPVC double glazed window to the front. Radiator.

Bedroom 2

9'6 x 8'6 (2.90m x 2.59m)



UPVC double glazed window to the rear. Useful storage cupboard. Radiator.

Bedroom 3

8'9 x 7'7 (2.67m x 2.31m)



UPVC double glazed window to the front. Radiator.

Family Bathroom

6'9 x 5'9 (2.06m x 1.75m)



A well-appointed Bathroom, fitted with a smart white suite comprising: Panelled bath with shower attachment and a separate corner shower quadrant with thermostatically controlled shower over. Concealed low level wc and wash hand basin with useful fitted storage. Radiator. UPVC double glazed window to the rear.