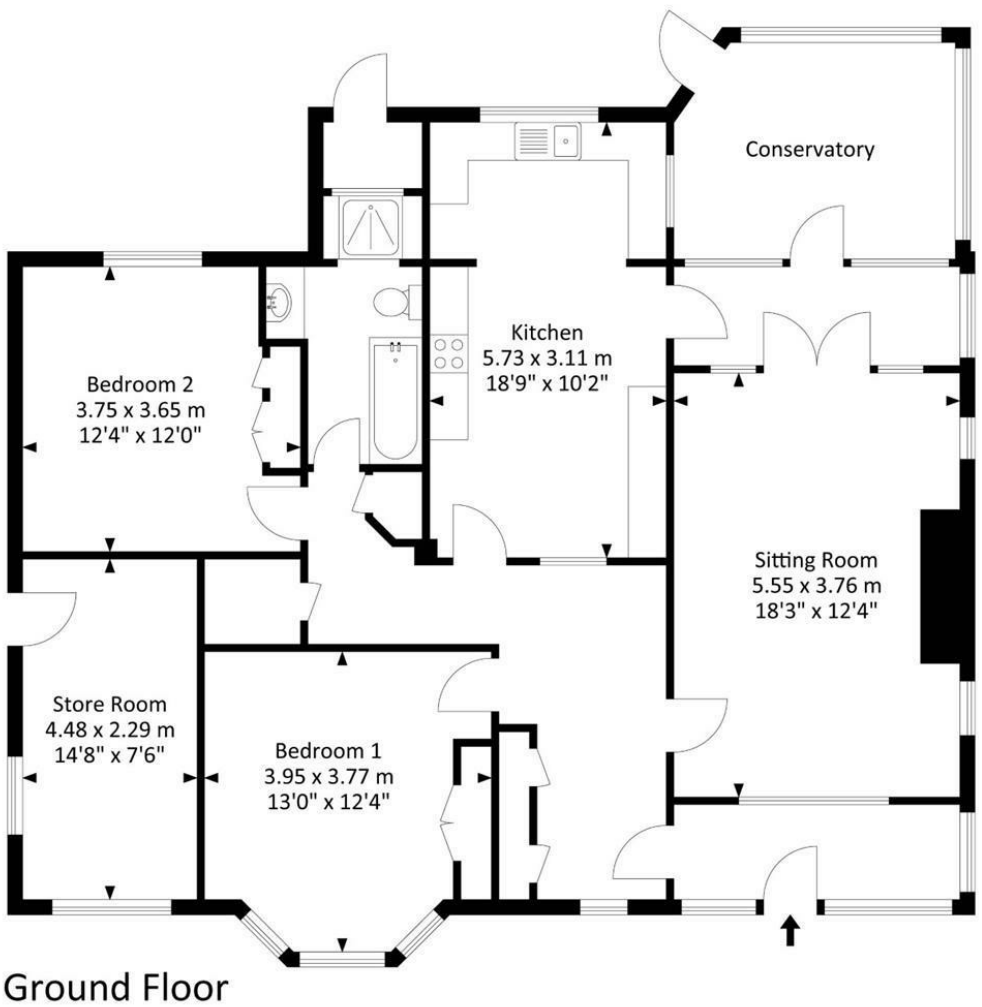
Ash Hayes Road, Nailsea BS48 2LP

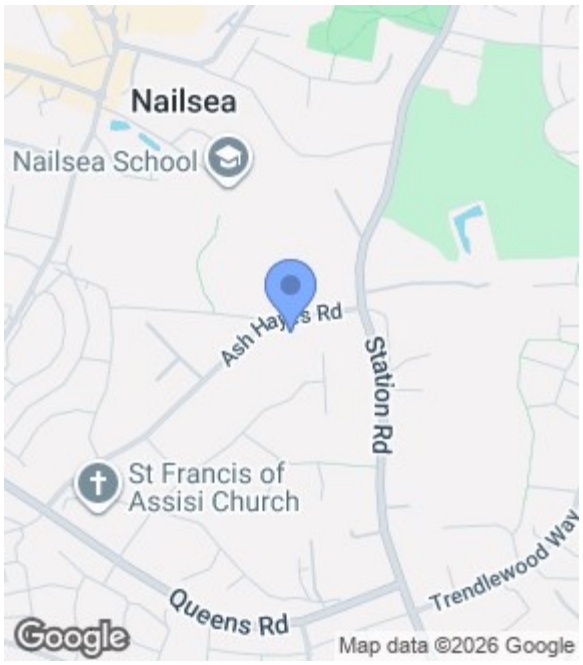
Approx. Gross Internal Area
1313.40 Sq.Ft - 122.0 Sq.M

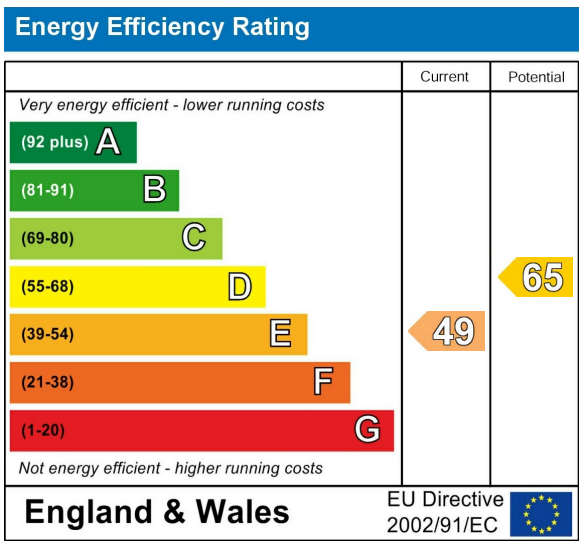


Ground Floor

N

For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.





Tenure: Freehold
Floor area: 1313.00 sq ft
Tax Band: D
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

rightmove
The Property Ombudsman



13 Ash Hayes Road, Nailsea, BS48 2LP
£365,000

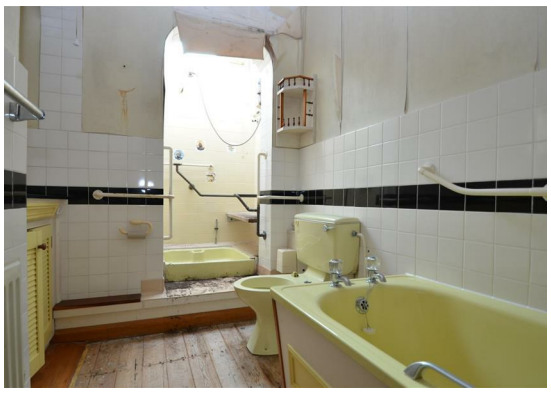
2 1 2 E

NO ONWARD CHAIN. A rare opportunity to acquire a detached bungalow occupying a lovely plot in one of Nailsea's most sought-after roads, an attractive setting characterised by a wide variety of individual homes. Built around the 1950s and having remained in the same family for over 50 years, the property now requires a complete overhaul and offers tremendous scope for a buyer looking to renovate, remodel and potentially extend, subject of course to any necessary planning permissions, as many other properties within the road have done. The location is another real highlight, being within a short walk of excellent local schools as well as Backwell railway station, making it particularly convenient for commuters and families alike. The accommodation currently comprises: Entrance Porch, Entrance Hall, Sitting/Dining Room, Extended Kitchen, Two Bedrooms, Garage Conversion and Bathroom. Externally, the property enjoys an attractive and generous frontage together with a good-sized Rear Garden, whilst a shared driveway provides access to a Double Garage positioned towards the rear of the plot. EPC rating - E.













Entrance Porch
11'6 x 3'6 (3.51m x 1.07m)

Entrance Hall







Sitting/Dining Room
18'3" x 12'4" (5.56m" x 3.76m")

Kitchen
18'9" x 10'2" (5.72m" x 3.10m")

Bedroom 1
13'0" x 12'4" (3.96m" x 3.76m")

Bedroom 2
12'4" x 12'0" (3.76m" x 3.66m")

Store Room
14'8" x 7'6" (4.47m" x 2.29m")

Bathroom
12'1 x 4'9 (3.68m x 1.45m)

Front & Rear Gardens

Double Garage





