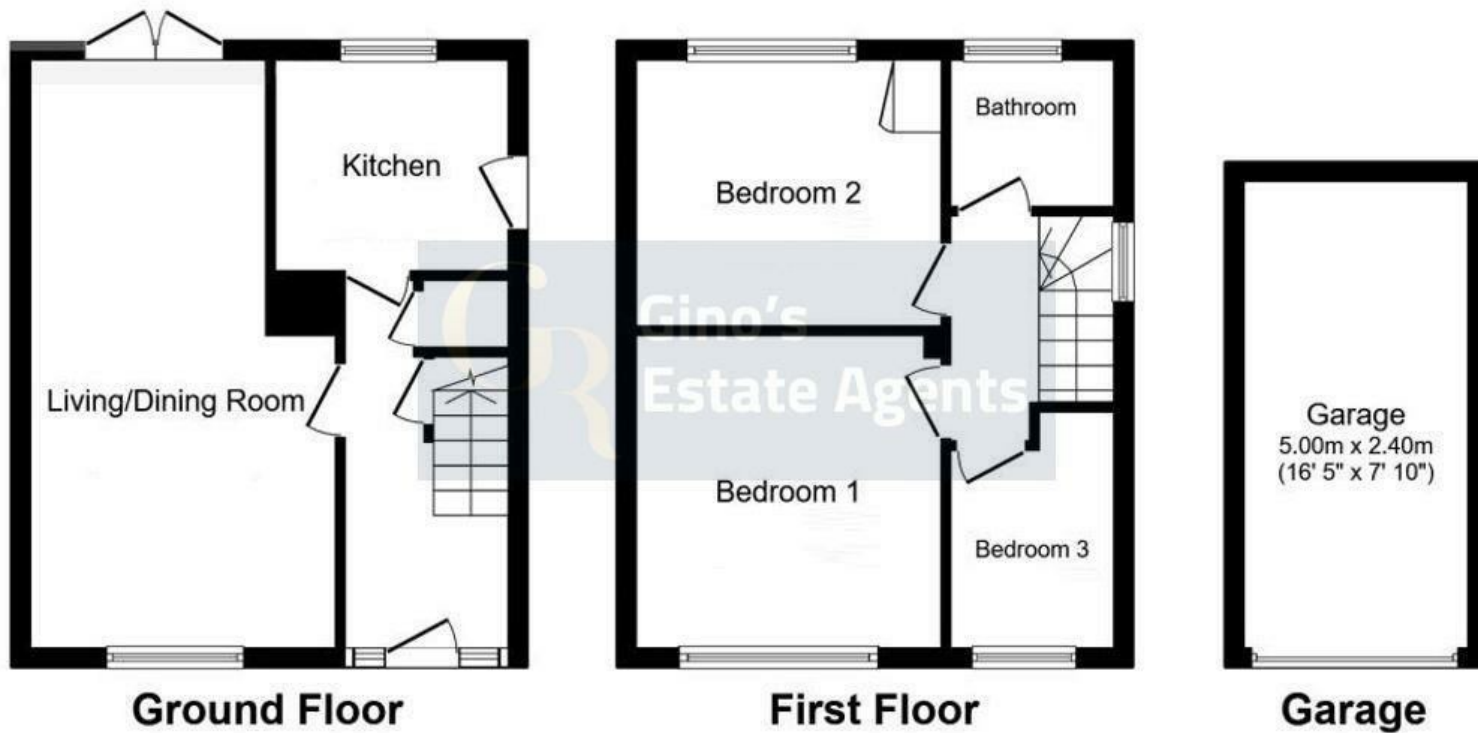




Gino's Estate Agents



18 Claremont Gardens, Nailsea, North Somerset, BS48 2HY

£295,000

NO ONWARD CHAIN. A well presented 3 bedroom semi detached home, located in a popular part of Nailsea, just a short distance from the excellent schools and town centre with all its amenities. This splendid property would make a superb first-time buyer's home or even investor purchase with a potential income of £1350pcm. Benefitting from a modern combination boiler and south facing garden, the layout briefly comprises: Entrance Hall, Lounge/Dining Room and kitchen. On the first floor there are 3 bedrooms and a family Bathroom whilst externally there are gardens to the front and rear along with a garage and parking space located very close to the house. EPC rating - C.

Tenure: Freehold  
Floor area: 742.00 sq ft  
Tax Band: B



Local Authority: North Somerset

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## Entrance Hall



Entered via a UPVC double glazed door with double glazed side panel. Radiator, smoke alarm, telephone point, laminate flooring and thermostat for central heating. Understairs cupboard and further storage cupboard providing useful storage.

## Lounge/Dining Room

21'0" x 11'2" narrowing to 8'7" (6.40m" x 3.40m" narrowing to 2.62m")



A lovely bright room with UPVC double glazed window to front and UPVC double glazed French doors to the garden. 2 Radiators. TV point.



## Kitchen

8'6" x 7'9" (2.59m" x 2.36m")



Fitted with a contemporary range of base and wall units with roll edge worksurfaces and tiling to splashbacks. Built in and brand new electric oven and 4 ring gas hob. Stainless steel sink and drainer with mixer tap. Space for an upright fridge freezer and space & plumbing for an automatic washing machine. Vinyl flooring. UPVC double glazed window to the rear and UPVC double glazed door to the side.

## First Floor Landing

UPVC double glazed window to the side. Smoke alarm. Access to the well-insulated loft via a pull-down ladder.

## Bedroom 1

11'4" x 11'9" (3.45m" x 3.58m")



UPVC double glazed window to the front. Radiator. TV point.

## Bedroom 2

11'2" x 9'8" (3.40m" x 2.95m")



UPVC double glazed window to the rear. Radiator. Cupboard housing the brand new combination boiler.

## Bedroom 3

8'9" x 6'1" (2.67m" x 1.85m")



UPVC double glazed window to the front. Radiator.

## Bathroom



Fully tiled and recently fitted with a smart white suite comprising: P shaped bath with glass screen and electric shower over. Concealed low level close wc and wash hand basin with storage below pedestal wash hand basin. Radiator, tiled flooring and UPVC double glazed window to the rear.

## Front Garden

Mainly being laid to lawn with a paved pathway leading to the front door.

## Garage

16'5" x 7'10" (5.00m" x 2.39m")

Located adjacent to the house, accessed via an up and over door. Parking space in front of the garage. There is power in the front and that is where the freezer and tumble dryer can be found.

## Rear Garden



A nice sized rear garden consisting of two main areas. Initially a paved patio area which leads to the main area being laid to lawn with shrub and flower borders, enclosed by fencing. The garden benefits from being south facing therefore affording plenty of sun. Outside water tap. Pathway to a gate at the side of the house leads to where the garage is located.