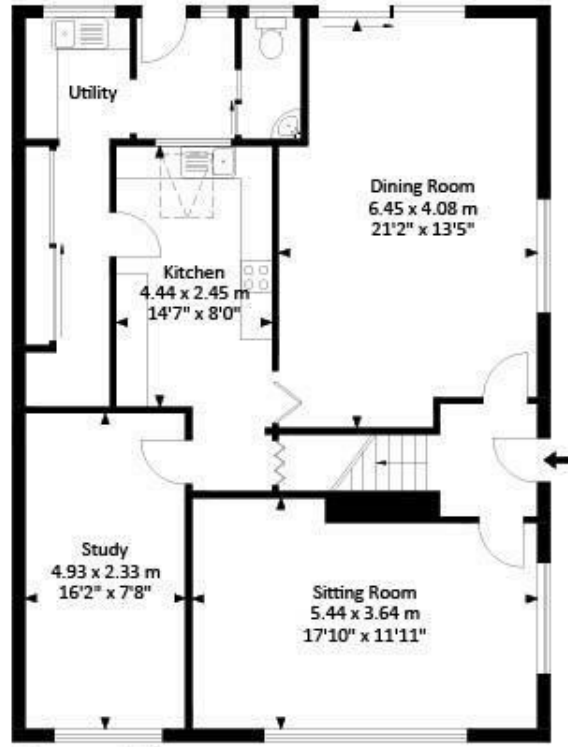
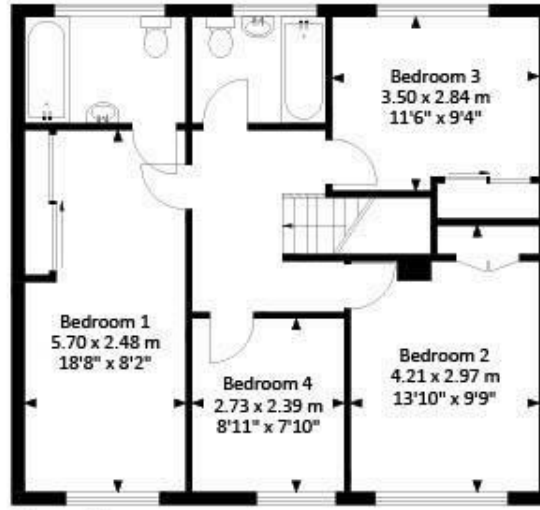


**Riverway,  
Nailsea BS48 1HZ**

Approx. Gross Internal Area  
1617.80 Sq.Ft - 150.30 Sq.M



Ground Floor



First Floor

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.

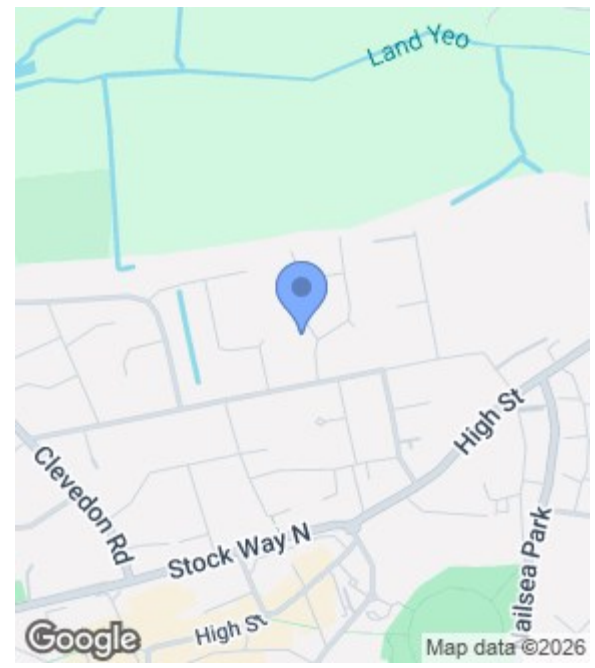
**Tenure:** Freehold

**Floor area:** 1617.00 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	<b>75</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**7 Riverway, Nailsea, BS48 1HZ**

**£415,000**



**NO ONWARD CHAIN.** This generous sized, extended four-Bedroom, 2 Bathroom, semi-detached family home, comes to the market for the first time in over 40 years and offers spacious and versatile accommodation, making it ideal for modern family living. Perfectly located, in a pleasant residential location, with the benefit of a west-facing rear garden, a good-sized frontage with plenty of driveway parking and the added benefit of no onward chain, ideal for those looking to move swiftly.

In brief, the well-balanced accommodation comprises: Entrance Hall, Large Living/Dining Room leading on to the garden and separate spacious Sitting Room at the front, Kitchen, a garage conversion currently used as a Study/Home Office, providing excellent flexibility for those working from home along with a Utility Room & Cloakroom. On the first floor, there are four well-proportioned Bedrooms with 2 Bathrooms whilst externally to the front there is a generous garden and driveway providing off-road parking along with a private rear garden. EPC rating - D.

**Entrance Hall**  
5'8" x 5'0" (1.73m" x 1.52m")

**Sitting Room**  
17'10" x 11'11" (5.44m" x 3.63m")



**Extended Dining Room**  
21'2" x 13'5" (6.45m" x 4.09m")

**Kitchen**  
14'7" x 8'0" (4.45m" x 2.44m")

**Study**  
16'2" x 7'8" (4.93m" x 2.34m")

**Utility Room**  
19'6" x 5'5" (5.94m" x 1.65m")

**Rear Lobby**  
5'6" x 5'0" (1.68m" x 1.52m")

**Cloakroom**  
5'6" x 2'5" (1.68m" x 0.74m")

**Main Bedroom**  
18'8" x 8'2" (5.69m" x 2.49m")

**En Suite**  
8'2" x 5'5" (2.49m" x 1.65m")

**Bedroom 2**  
13'10" x 9'9" (4.22m" x 2.97m")

**Bedroom 3**  
11'6" x 9'4" (3.51m" x 2.84m")

**Bedroom 4**  
8'11" x 7'10" (2.72m" x 2.39m")

**Family Bathroom**  
6'5" x 5'4" (1.96m" x 1.63m")

**Lovely Gardens**

