



34 French Close, Nailsea, Bristol, Somerset BS48 1HY

£327,500 - Freehold

Property Summary

Built in 2001, this freshly decorated and newly carpeted property is offered for sale with no onward chain. Centrally located with excellent access to the town centre, amenities and public transport links, this welcoming house briefly comprises; Entrance Hall, Cloakroom, Kitchen, Lounge/Dining Room and Conservatory, three Bedrooms, the Master with En Suite Shower Room and a Family Bathroom. Outside there is driveway parking leading to the integral Garage and a private, enclosed West facing Rear Garden. An ideal purchase for first time buyers or landlords with a potential income of £1,200 pcm.

Features

- Modern 3 Bedroom House
- Entrance Hall & Cloakroom
- Kitchen
- Lounge/Diner
- Conservatory
- 3 Bedrooms
- En Suite & Family Bathroom
- Garage & Driveway Parking
- West Facing Rear Garden

Room Descriptions

Entrance Hall

Entered via UPVC double glazed door. Radiator and laminate flooring. Doors to Kitchen, Cloakroom, Lounge/Dining Room and Garage.

Cloakroom

Fitted with a white suite comprising; low level W.C and wash hand basin. Radiator and extractor. Laminate flooring.

Kitchen

08' 10" x 7' 2" (2.69m x 2.18m)
Fitted with a range of wall and base units with roll edge work surface over. Inset stainless steel sink and drainer with mixer tap. Built in electric oven with gas hob and extractor over. Spaces for washing machine and fridge/freezer. Wall mounted boiler. Laminate flooring and UPVC double glazed window to front.

Lounge/Dining Room

19' 5" x 11' 10" (5.92m x 3.61m)
Electric coal effect fire and surround. Two radiators. Stairs rising to first floor accommodation. Walk in UPVC double glazed window to rear. UPVC double glazed French doors to Conservatory.

Conservatory

10' 10" x 7' 2" (3.30m x 2.18m)
Of dwarf wall and UPVC construction with French doors opening on to Rear Garden.

Landing

Airing cupboard housing immersion tank. Loft access with ladders. Doors to all Bedrooms and Family Bathroom.

Bedroom 1

Two built in wardrobes. Radiator. Two UPVC double glazed windows to front. Door to En Suite Shower Room.

En Suite Shower Room

Tiled and fitted with a white suite comprising; shower enclosure with electric shower, pedestal wash basin and low level W.C.. Radiator and vinyl flooring. UPVC double glazed window to front.

Bedroom 2

10' 8" x 9' 5" (3.25m x 2.87m)
Radiator. Laminate flooring. UPVC double glazed window to rear.

Bedroom 3

8' 5" x 7' 1" (2.57m x 2.16m)
Radiator. Laminate flooring. UPVC double glazed window to rear.

Family Bathroom

Tiled and fitted with a white suite comprising; panelled bath with electric shower and glazed screen over, pedestal wash basin and low level W.C.. Radiator, extractor and vinyl floor

Driveway & Garage

Tarmac driveway, paved pathway and area of chippings to side.

Rear Garden

Enclosed by brick wall and timber panel fencing this low maintenance, West facing garden is laid to block pavers and slabs. Gated access to rear.

Integral Garage

Up and over door to front. Pedestrian door to house. Power connected.

Tenure & Council Tax

Tenure - Freehold

Council Tax Band - C

