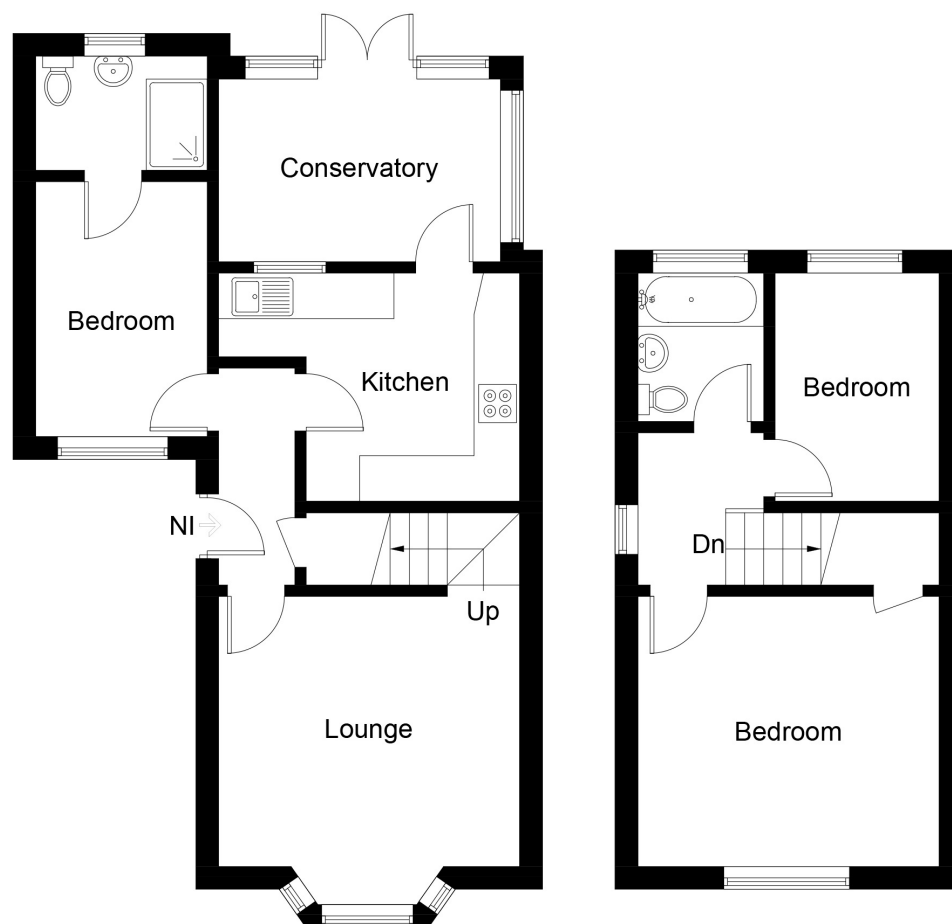




11 Farmhouse Close

Approximate Gross Internal Area = 84.1 sq m / 905 sq ft



Ground Floor

First Floor

For illustrative purposes only. Not to scale. ID1154215
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.
Floor Plan Produced by EPC Provision

11 FARMHOUSE CLOSE, NAILSEA, BRISTOL, SOMERSET BS48 2HD

£315,000 Freehold



Offered for sale with no onward chain, this unique home offers well presented and flexible accommodation. Centrally located in a quiet Cul de Sac with easy access to the town centre, schools, public transport links and amenities, the accommodation briefly comprises; Entrance Hall, Sitting Room, Kitchen, Conservatory, a useful ground floor Bedroom with En Suite Bedroom/Study, two first floor Bedrooms and Bathroom. Outside, there enclosed Gardens to front and rear, the latter enjoying a private, South facing aspect with driveway parking to the front.



ROOM DESCRIPTIONS

Entrance Porch

Entered via UPVC double glazed door. Storage cupboard and doors to Sitting Room, Kitchen/ Breakfast Room and Bedroom 3/ Study.

Sitting Room

12' 10" x 11' 8" (3.91m x 3.56m)
Feature fireplace with inset gas fire. Radiator and UPVC double glazed bay window to front. Stairs rising to first floor accommodation.

Study/Bedroom 3

11' 0" x 7' 5" (3.35m x 2.26m)
Radiator and UPVC double glazed window to front. Door to Shower Room

Shower Room

7' 4" x 4' 11" (2.24m x 1.50m)
Tiled and fitted with a white suite comprising; double walk in shower with electric shower, wall mounted wash basin and wall mounted W.C. Vinyl flooring and extractor. UPVC double glazed window to rear.

Kitchen/ Breakfast Room

9' 10" x 9' 3" (3.00m x 2.82m)
Fitted with a range of wall and base units with roll over woof effect work surfaces over. Stainless steel sink and drainer with mixer tap and tiled splashbacks. Built in electric oven and hob with extractor over. Breakfast bar area. Space for upright fridge freezer, washing machine, dishwasher and other appliances if necessary. Brand new wall mounted " Worcester" boiler with warranty. UPVC double glazed window to rear and UPVC double glazed door to Conservatory. Radiator.

Conservatory

12' 1" x 7' 10" (3.68m x 2.39m)
Of UPVC double glaze construction. French doors to rear garden.

Landing

Loft access. UPVC double glazed window to size. Doors to both Bedrooms and family Bathroom.

Bedroom 1

12' 10" x 11' 8" (3.91m x 3.56m)
Airing cupboard housing immersion tank. Radiator and UPVC double glazed window to front.

Bedroom 2

9' 10" x 7' 0" (3.00m x 2.13m)
Radiator. UPVC double glazed window to rear.

Family Bathroom

Fully tiled and fitted with a white suite comprising; panel bath with mixer tap, vanity unit with inset basin and low level W.C. Double radiator and wood effect vinyl flooring. UPVC double glazed window to rear.

Front Garden

Closed by natural stone wall. Laid to lawn and driveway provides parking for two vehicles.

Rear Garden

Tenure & Council Tax

Tenure: Freehold
Council Tax Band: C

