

£499,950  
Freehold



HUNTER  
LEAHY

YOUR PROPERTY EXPERTS

# 2 Camp View, Nailsea, Bristol BS48 2AB

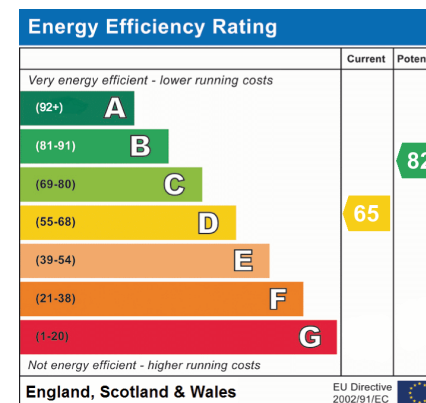


## Features

- Glorious Corner Plot Location
- Close Proximity To Town Centre & Public Transport Links
- Well Maintained & Presented Throughout
- Entrance Hall
- Sitting Room
- 3 Bedrooms/2 Bedrooms & Dining Room
- Kitchen
- Rear Lobby & Conservatory
- Bathroom
- Garage With Electric Door

## Summary of Property

This well presented bungalow sits on a fabulous corner plot surrounded by beautifully maintained gardens. Located just a short, level distance from the town centre, with its supermarkets, array of coffee shops, restaurants and amenities, this well positioned property is sure to create a lot of interest. Benefitting from well proportioned rooms and a flexible layout, the lovingly maintained home briefly comprises; Entrance Hall, Sitting Room, three Bedrooms or two Bedrooms and Dining Room, Kitchen, Conservatory and Bathroom. The property benefits from a cleverly created storage passage between the bungalow and garage which also allows internal access the Garage with its electronically controlled front door. Outside, there are immaculate gardens to three sides and driveway approach to Garage.



## Room Descriptions

### Entrance Hall

Entered via UPVC double door with matching side panel. Loft access with wooden ladders giving access to 'Worcester' combi boiler.

### Sitting Room

17' 0" x 12' 6" (5.18m x 3.81m)

Feature fire place with coal effect gas fire inset. Radiator. UPVC double glazed picture window to front.

### Kitchen

12' 0" x 9' 2" (3.66m x 2.79m)

Fitted with a range of wall and base units with complimentary work surfaces over. Inset stainless sink and drainer with mixer tap and tiled splash backs. Built in eye level electric oven, gas hob and extractor. Spaces for washing machine and upright fridge/freezer. Wood effect vinyl flooring and UPVC double glazed window to rear.

### Rear Lobby/Conservatory

The rear lobby aspect bridges the gap between the property and the garage and now provides internal access to the Garage. Beyond this is a glorious conservatory of dwarf wall and UPVC construction with sliding patio door opening on to the garden. This delightful addition has wood effect vinyl flooring and a glorious view to the rear garden.

### Bedroom 1

12' 8" x 11' 6" (3.86m x 3.51m)

An extensive range of fitted wardrobes. Radiator. UPVC double glazed window to front.

### Bedroom 2

10' 8" x 9' 0" (3.25m x 2.74m)

Radiator. UPVC double glazed window to rear.

### Bedroom 3/ Dining Room

9' 0" x 7' 6" (2.74m x 2.29m)

Radiator. UPVC double glazed French doors to rear.

### Bathroom Room

Fully tiled and fitted with a white suite comprising; P shaped panelled bath with shower and glazed screen, pedestal wash hand basin and low level W.C. Airing cupboard. Radiator, vinyl flooring and two UPVC double glazed windows to rear.

### Front Garden

Enclosed by low stone wall this pretty frontage is laid to a well maintained lawn with beautifully stocked borders. A wrought iron gate leads to the Rear Garden. Driveway to Garage.

### Rear Garden

Fully enclosed by wall and timber panel fencing, this well maintained garden affords a good deal of privacy and comprises; areas of lawn, paths, patios and a vegetable bed. Also, a timber shed, outside sockets and tap. Wrought iron gate to Front Garden.

### Garage

### Tenure & Council Tax Band

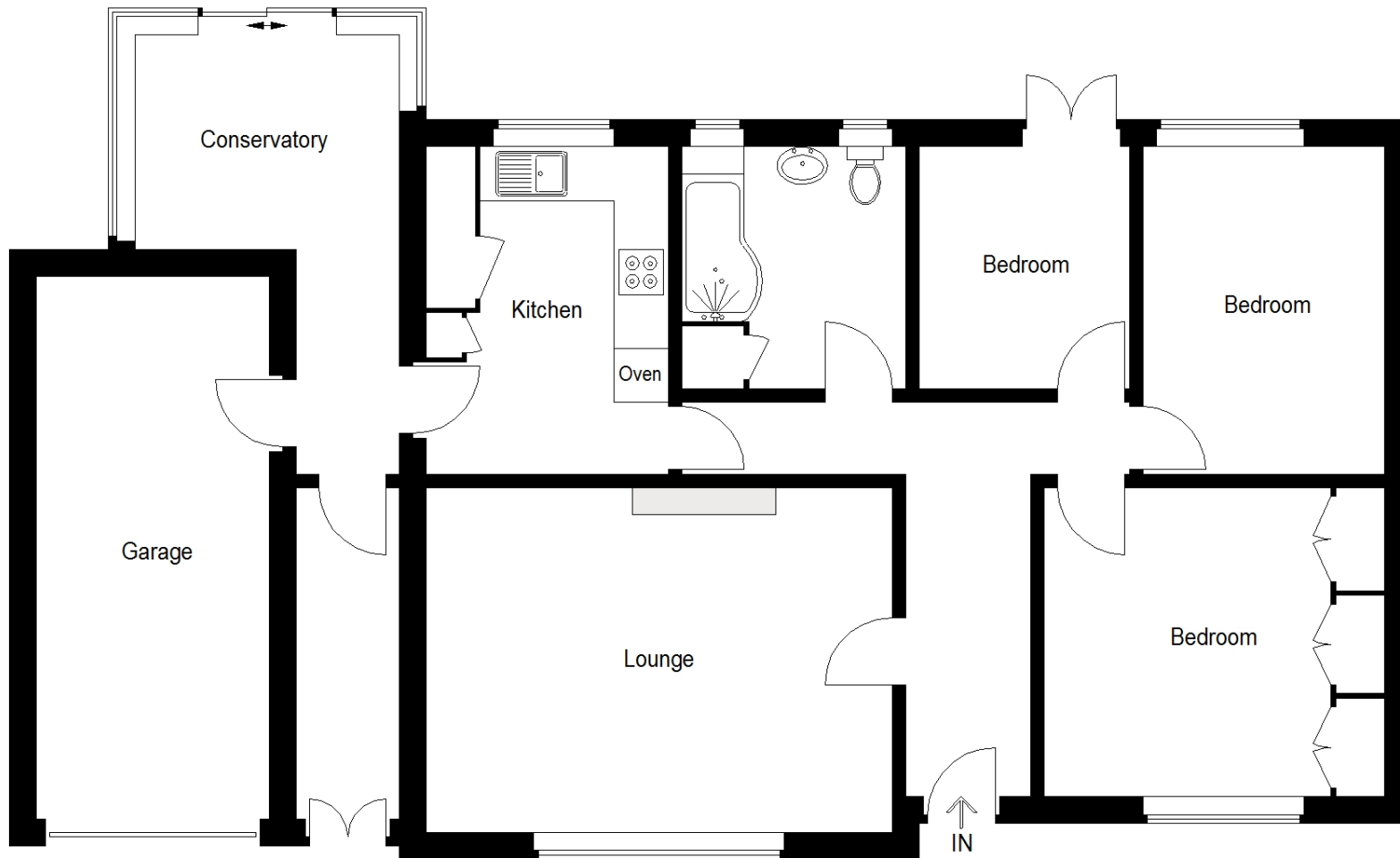
Tenure: Freehold

Council Tax Band: D



## 2 Camp View

Approximate Gross Internal Area (Including Garage) = 115.6 sq m / 1244 sq ft



For illustrative purposes only. Not to scale. ID1070054

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

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