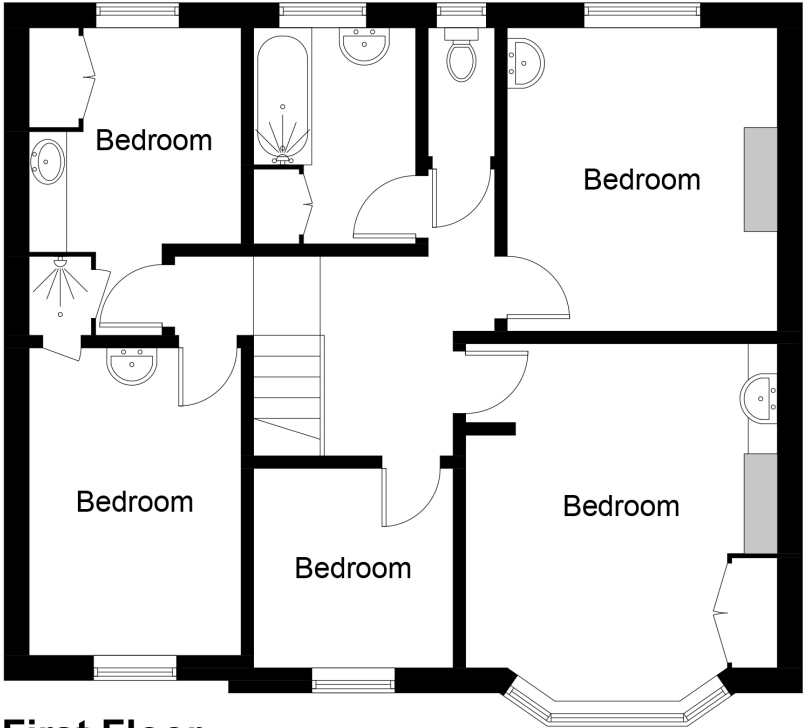
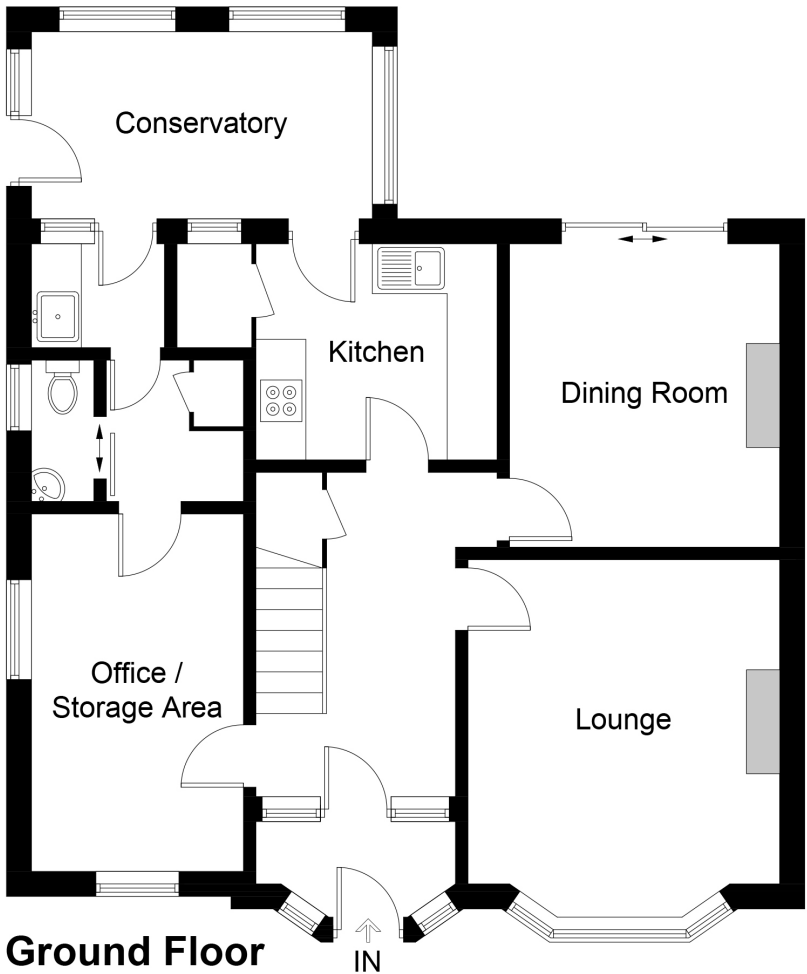




16 Station Road

Approximate Gross Internal Area = 151.1 sq m / 1626 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

For illustrative purposes only. Not to scale. ID1106701
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



There are very few examples of 1930's housing stock available in Nailsea, so this charming extended semi detached home is sure to create a lot of interest. The property enjoys an excellent position towards the southern edge of Nailsea with easy access to the mainline train station at Backwell and highly regarded local schools whilst the town centre that offers a wide range of shops and amenities is about a 10-minute walk away. In need of some modernisation, though perfectly liveable, this spacious and characterful home offers offers endless opportunities for those looking to stamp their own mark on this wonderful home. Sitting in large gardens and offered with no onward chain the accommodation briefly comprises; Entrance Porch and Reception Hall, Sitting room, Dining Room, Study and Conservatory, Utility Room and Cloakroom, five Bedrooms and Family Bathroom. Outside there are glorious gardens to the front along with driveway and turning bay.



ROOM DESCRIPTIONS

Entrance Porch
Entered via double glazed door with double glazed windows either side. Wooden door with original 1930's surround enters into Reception Hall.

Reception Hall
Stairs rising to first floor accommodation with useful storage cupboard below. Radiator. Doors to Sitting Room, Dining Room, Kitchen and Study.

Sitting Room
14' 1" x 12' 3" (4.29m x 3.73m)
Feature open fireplace. Radiator. Double glazed bay window to front.

Dining Room
11' 10" x 10' 8" (3.61m x 3.25m)
Radiator. Double glazed sliding patio door to rear Garden.

Kitchen
9' 6" x 8' 7" (2.90m x 2.62m)
Fitted with a range of wall and base units with roll edge work surfaces over. Inset stainless steel sink and drainer with mixer tap and tiled splash backs. Built in double oven and electric hob with extractor over. Integral fridge and dishwasher. Walk in pantry. Radiator and tiled floor. Double glazed window to rear aspect. Double glazed door to Conservatory.

Conservatory
13' 4" x 7' 2" (4.06m x 2.18m)
Of dwarf wall and double glazed construction. Tiled floor with door to Utility Room and double glazed door to rear garden.

Study
14' 8" x 8' 3" (4.47m x 2.51m)
Two radiators and tiled floor. Double glazed windows to front and side aspects. Door to Utility Room.

Utility Room
5' 3" x 3' 11" (1.60m x 1.19m)
Work surface with built in sink and space for washing machine under. Wall mounted 'Worcester' boiler. Space for upright fridge/freezer. Tiled floor. Doors Study and Cloakroom.

Cloakroom
Fitted with a white suite comprising; low level W.C. and wash basin. Tiled floor and double glazed window to side.

Split Landing
Loft access with ladders. Doors to all Bedrooms and family Bathroom.

Bedroom 1
14' 0" x 11' 0" (4.27m x 3.35m)
Built in wardrobes. Built in vanity unit with basin, tiled splash backs, strip light and shaver point. Double glazed window to front.

Bedroom 2
11' 11" x 10' 8" (3.63m x 3.25m)
Built in vanity unit with basin, tiled splash backs, strip light and shaver point. Double glazed window to rear.

Bedroom 3
10' 8" x 8' 4" (3.25m x 2.54m)
Built in vanity unit with basin, tiled splash backs, strip light and shaver point. Door to Jack & Jill Shower Cubicle. Double glazed window to front.

Bedroom 4
11' 9" x 8' 4" (3.58m x 2.54m)
Built in vanity unit with basin, tiled splash backs, strip light and shaver point. Door to Jack & Jill Shower Cubicle. Double glazed window to rear.

Bedroom 5
7' 11" x 7' 11" (2.41m x 2.41m)
Built in wardrobe. Radiator. Double glazed window to front.

Family Bathroom
Tiled and fitted with a white suite comprising; panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level W.C.

Front Garden
An impressive frontage which is enclosed by stone wall and natural hedging and comprises; an extensive Tarmac driveway, lawn and abundant, well stocked borders. Timber shed with power connected.

Rear Garden
Fully enclosed by timber panel fencing with secure gated access to the front, these glorious and sizeable gardens offer a variety of mature plants, lawn, paved patios and pathways. Timber shed.

Tenure & Council Tax Band
Tenure: Freehold
Council Tax Band: E

