



**Biddisham Close,**  
Nailsea, North Somerset  
£235,000

**westcoast**  
PROPERTIES

**A great opportunity to purchase a three bedroom house with excellent ground floor accommodation comprising of lounge leading into dining room, fully fitted kitchen with a conservatory overlooking the rear garden. On the first floor are two doubles and one single bedroom and bathroom. The property also benefits from parking and a single garage. An early viewing is essential.**



**ALL SIZES ARE APPROXIMATE, THE ACCOMMODATION COMPRISES:**

uPVC front door leading into:

**Hallway** Door to the living room, stairs up to the first floor and radiator

**Lounge** 15' 9" x 11' 0" (4.8m x 3.35m) uPVC window to the front, radiator, coving to ceiling and door leading into:

**Dining Room** 9' 9" x 7' 6" (2.97m x 2.29m) Part glazed uPVC door to the conservatory and uPVC window into the conservatory, radiator, coving to ceiling, door to under stairs storage and opening into:

**Kitchen** 9' 9" x 6' 3" (2.97m x 1.91m) A range of high and low level units with work surface over, sink and drainer, electric oven and hob with extractor over, space and plumbing for a slim line dishwasher and a fridge, tiled splash backs, down lighters, coving to ceiling and uPVC window to the conservatory

**Conservatory** Sliding uPVC glazed door to the rear garden and uPVC windows to rear and side

**Stairs up to the First Floor**

**First Floor Landing** Doors to bedrooms one, two, three and bathroom, door to the airing cupboard which has a wall mounted combi boiler, access to the loft

**Bedroom One** 10' 10" to Wardrobe x 9' 0" (3.3m x 2.74m) uPVC window to rear, radiator and built in wardrobe with mirrored sliding doors

**Bedroom Two** 12' 9" x 6' 6" (3.89m x 1.98m) uPVC window to front, radiator

**Bedroom Three** 8' 5" x 7' 5" (2.57m x 2.26m) uPVC window to front, radiator

**Bathroom** 7' 6" x 4' 10" (2.29m x 1.47m) uPVC window to rear, three piece suite comprising of low level W.C, wash hand basin on pedestal, bath with electric shower over, chrome heated towel rail, fully tiled, extractor fan and

**Front Garden** Laid to lawn and footpath up to the front door

**Rear Garden** Patio area, step down to gravel area, a raised flower bed, enclosed by wooden panel fencing, gate at the rear leading to car parking space and single garage

**Garage** Up and over door, power and light

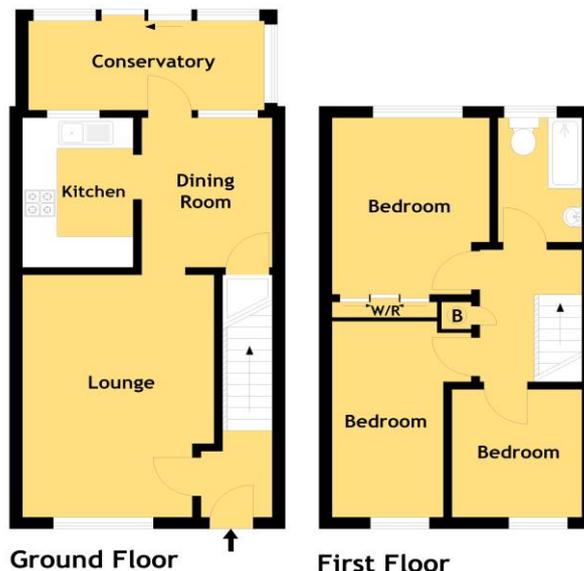
**PLEASE GIVE US AS MUCH NOTICE AS POSSIBLE FOR WEEKEND VIEWINGS TO AVOID DISAPPOINTMENT.**

**For a free market appraisal contact this office.**

**MONEY LAUNDERING REGULATIONS 2012**

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Approx. Gross Area 833.59 Sq.Ft - 77.44 Sq.M



For illustrative purposes only. Not to scale. Ref no:AP/10332/AN  
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.com

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