



A very appealing three bedroom house,
one of just a handful of similar character
homes.

Available with no onward chain.

HENSONS

PEOPLE & PROPERTY

2 Friendship Grove, Nailsea, North Somerset BS48 1BP

£319,950 - Freehold

An attractive modern cottage style semi-detached home located in an ideal position in Nailsea with a private garden, a drive and garage and well-proportioned accommodation. The house offers spacious living space downstairs and 3 generous bedrooms and a bathroom.

These much-admired houses are very well placed for all the main amenities in Nailsea High Street and the town centre is just a five-minute walk away. There is a wide range of facilities with good schools, Doctors Surgeries, Dentists, Cafés, Bars, Restaurants and a selection of nationally known and independent shops including, Boots, TG Jones, Tesco and Waitrose. In addition, there are parks, open spaces, a Gym and leisure Centre nearby too.

If you are commuting out of Nailsea, Bristol is only 8 miles away and can even be accessed easily via the Sustrans cycle network with a good route right into the city. There are two junctions of the M5 within 6 miles and the station (main line) is under 1½ miles with direct trains to Bristol, Filton Abbey Wood, Bath, Weston-super-Mare, Taunton and London-Paddington.

This house presents a superb opportunity for a discerning buyer seeking a very comfortable home that is a little larger than similarly priced three-bedroom properties in the area.



The House and Gardens:

Inside, the house offers bright and spacious accommodation throughout. A veranda-style porch welcomes you in, leading to an entrance hall and through to a lovely open-plan living and dining room. This room is filled with natural light thanks to its dual-aspect layout and enjoys pleasant views of both the front and rear gardens.

The kitchen, also dual-aspect, is well-positioned next to the dining area and opens directly onto the rear garden.

Upstairs, a feature staircase leads to a light and airy landing with access to a family bathroom and three well-proportioned bedrooms. Both double rooms include built-in wardrobes, while the third bedroom benefits from a dual-aspect outlook.

Outside:

Outside, the front garden is neatly lawned and enclosed by a traditional stone wall, while the rear garden offers a peaceful and private space with a level lawn and well-kept borders. A rear gate leads to a private parking area where there's a driveway and a garage.

Services & Outgoings:

All main services are connected. Telephone connection. Gas fired central heating through radiators. Full uPVC double glazing. High speed fibre broadband is available. Council Tax Band C.

Construction:

The house is traditionally constructed.

Energy Performance:

The house has a rating of D-62 for energy efficiency. The full certificate is available on request at info@hbe.co.uk

Photographs:

See more photographs on our web site at www.hbe.co.uk

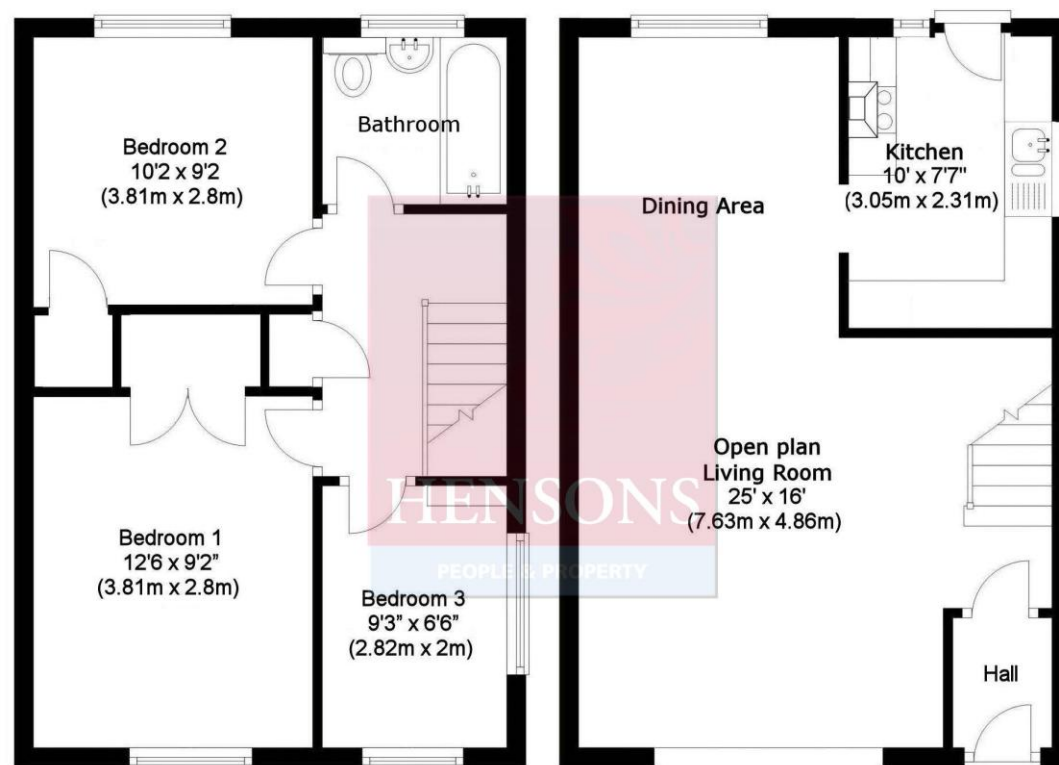
Mortgages & Finance:

There is a bewildering array of funding options for this property. Our fully qualified independent financial advisor (I.F.A.), Graham will be pleased to provide FREE, Impartial advice as you need it. Please call us for more information.

VIEWING: Only by appointment with the Sole Agents: Hensons - telephone 01275 810030

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All measurements are approximate and may be rounded up or down when converted between imperial measurements and metric measurements. All fixtures and fittings are excluded from the sale unless separately included within the 'fixtures and fittings' list that will be provided by the sellers' conveyancer's or solicitors as a sale proceeds. Any reference to planning consent and land areas are only opinion or estimate or, where mentioned based on information provided by the sellers. Where potential for development, improvement or extension is mentioned, no guarantee of a favourable planning consent is given, and no detailed exploration of supposed potential has been undertaken unless otherwise expressly stated as having been carried out by Hensons rather than the seller or their architect or town and country planning advisors. For further information about planning consent requirements and possibilities, we recommend that an appointment is arranged to meet with our fully qualified planning consultant (there may be a charge for that service). These draft particulars do not form part of any contract and no warranty is given neither do they form part of any offer made by the agents or the seller. © Hensons 2025



The floor plan is for general guidance only and all measurements are approximate, accuracy is not guaranteed and the floor plans do not form part of any contract.

