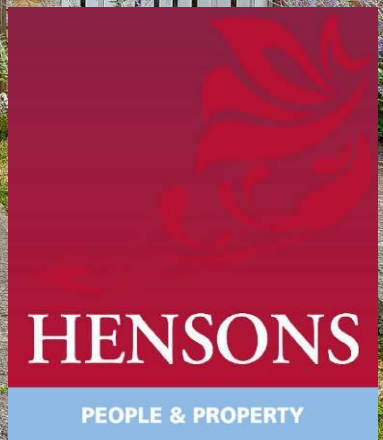




Three bedroom home with excellent potential to add value and no onward chain.



55 Greenslade Gardens, Nailsea, North Somerset BS48 2BJ

£260,000 Freehold

A much-loved home now ready for a new chapter, this three-bedroom property offers an exciting opportunity for a buyer to update and style to their own taste. Available with no onward chain, the house presents well-proportioned accommodation and enjoys a quiet cul-de-sac position in sought-after Greenslade Gardens.

Originally built around 1970, the property retains many of its original features and offers bright, spacious rooms throughout. It stands in a convenient location to the south of the town centre, within easy walking distance of local schools, shops and open green spaces. A driveway and single garage are positioned at the rear, providing parking and storage.

The Accommodation

The interior is light and airy, with large windows typical of the era, while a modern combi boiler has already been installed recently, giving a head start for further improvements.

The ground floor is arranged around a traditional entrance hall, giving access to the sitting room, dining room and kitchen. The sitting room is a generous, comfortable space, while the separate dining room overlooks the rear garden and could be adapted into a more open-plan layout if desired. The kitchen is fitted with a range of wall and base units and also enjoys a view of the garden, with a door providing direct access outside.

Upstairs, the first floor offers three well-sized bedrooms, a family shower room and a separate WC. In many similar homes, these two rooms have been combined to create a larger family bathroom, offering scope for reconfiguration

Outside:

The property is set back from the footpath with a mature front garden providing a pleasant approach. The rear garden is mainly laid to lawn with established planting along the borders, offering a private outdoor space to enjoy. Beyond the garden is a driveway providing parking for one vehicle and access to the single garage.





Location:

Greenslade Gardens is a sought-after residential area, just a short walk from open parkland, as well as being within reach of highly regarded nursery and primary schools, with Nailsea School also within walking distance. Nailsea town centre is nearby, and offers a range of shops such as Waitrose, Tesco and W. H. Smith, alongside independent retailers, cafes and restaurants. The town also benefits from health centres, dental practices, a leisure centre and gym, and hosts a popular monthly farmers' market in the High Street.

Services & Outgoings:

All main services are connected. Telephone connection. Gas fired central heating through radiators. Full double glazing. Superfast broadband is available with download speeds up to 1Gb or better via cable. Cable TV services are also available. Council Tax Band C

Energy Performance Certificate:

The house has been assessed for energy performance as band C-71

The total area of the property is 850 Sq. Ft – 79 Sq. M. This measurement has been extracted from the energy performance certificate.

Construction:

The house is traditionally constructed.

Mortgages & Finance:

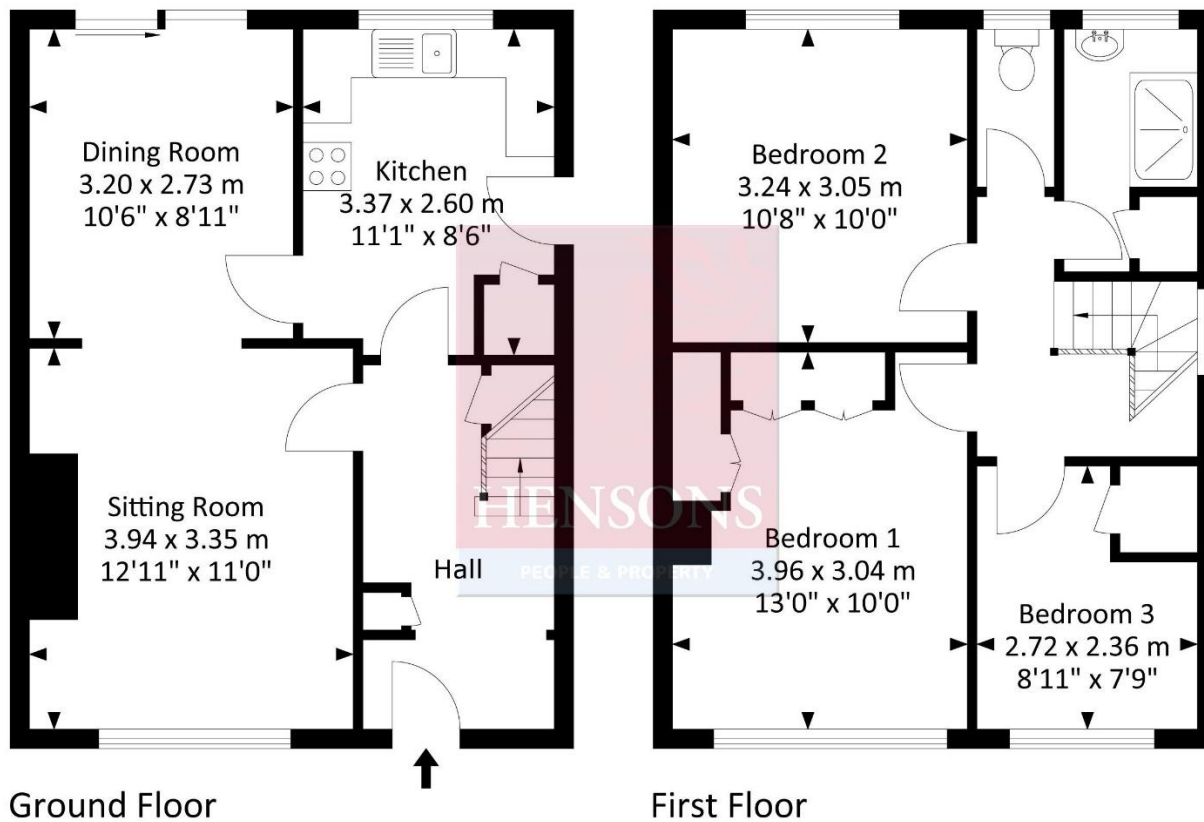
There is a bewildering array of funding options for this property. Our fully qualified independent financial advisor (I.F.A.), Graham will be pleased to provide FREE, Impartial advice as you need it. Please call Judith Clarke B.A. (Hons) in the office who will arrange this for you.

Photographs:

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

Viewing

Only by appointment with the Sole Agents: Hensons Telephone 01275 810030 (7 days a week)



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