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FOR SALE

A well presented semi detached home
of excellent size with a garage.
Available without any chain delays.
Highly Recommended.



11 Strawberry Close, Nailsea, North Somerset BS48

£279,950 - Freehold

A very well proportioned two double bedroom semi-detached home enjoying a peaceful, traffic-free setting in the ever-popular Old Church area of Nailsea, fronting onto an open green and offering well presented light, airy accommodation with the advantage of a garage. The house is available with no onward chain delays allowing a move as fast as you wish, subject to contract in the normal way.

The house is well placed for all the amenities in the town centre and local amenities in Old Church Road. Nailsea offers 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, T. G. 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.

The house is approached via a traditional garden path with a part-glazed front door into a generous hall where stairs rise to the first floor with storage space beneath. A large walk-in cupboard sits just off the entrance, currently used for storage but generous enough in size to convert into a cloakroom, as seen in similar houses in the area. The kitchen offers an outlook to the front and is fitted with a range of modern wall and floor cupboards with contemporary splashbacks and ample roll-edge work surfaces. Appliances include a NEFF oven with hob and extractor, washing machine, slimline dishwasher and fridge freezer, all of which are included in the sale.



At the rear of the house, the full width living room is particularly spacious with patio doors opening directly onto the garden, with a large window alongside creating a light-filled living space that comfortably accommodates both seating and dining areas.

On the first floor, the landing provides access to the loft, there is a deep built in storage cupboard and a built in airing cupboard that houses the Worcester gas boiler 'combi' boiler, while the space is brightened by a window to the front.

The bedrooms are both very comfortable double rooms arranged to overlook the rear garden, with the principal bedroom featuring a built-in wardrobe.

The bathroom is unusually generous with a modern white suite including a panelled bath with a glazed screen shower over.

Outside: The house offers gardens to the front, side and rear. The front garden is laid to lawn with side access leading through to the rear.

The rear garden has been designed for ease of maintenance combining patio and a small lawned area, with the added benefit of an additional area of side garden — ideal for sheds or bin storage.

A garage stands to the rear with an up-and-over door and a personnel door to the side. There is also a parking space adjacent to the garage.

Services & Outgoings: All main services are connected. Telephone connection. Gas fired central heating through radiators. uPVC double glazed windows. High speed and superfast fibre broadband are available.

Council Tax Band B.





Energy Performance: The house has a rating of D-67 for energy efficiency. The full certificate is available on request at info@hbe.co.uk

Construction: The house is of traditional construction.

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

The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or even connected. A buyer is advised to obtain verification from their solicitor or surveyor. The particulars are provided subject to contract and include floor plans that can only give a general indication of the layout of the property. Any drone photographs used are for identification purposes and general guidance only and do not accurately depict boundaries, accuracy is not guaranteed and should not be relied on for any purpose. 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.



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