



Clarcken Close, Nailsea, North Somerset |
Asking Price: £260,000 | Call us today on 01275 544477

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Situated in a prime location within a cul-de-sac of other bungalows and ideally sited not too far from the town centre and transport links. It offers a good size low maintenance garden plus the advantage of a garage and further parking if required.

The accommodation offers two entrance porches, one giving access to the lounge area and the other to the kitchen. The kitchen has been refitted and upgraded and there is a 25ft living area being able to accommodate a lounge and dining area. There are two bedrooms towards the rear of the property and a three piece bathroom suite.

RIGHT PORCH

Double glazed entrance porch with secure door and inner door to kitchen.

LEFT PORCH

Double glazed entrance porch with secure door and inner door to lounge.

LIVING AREA

7.70m (25' 3") x 4.06m (13' 4")

With double glazed window to the front and rear of the property, door to garden, access to inner hall and kitchen, two wall mounted radiators, built in storage cupboard

KITCHEN

3.25m (10' 8") x 2.54m (8' 4")

Being of front aspect with a double glazed window, work surfaces incorporating a sink unit with cupboards under, further range of base, drawer and eye level units, space for cooker and cooker point, part tiled walls, wall mounted radiator.

INNER HALL

Access to bedrooms and bathroom, two built in storage cupboards.

BEDROOM ONE

4.17m (13' 8") x 2.79m (9' 2")

Being of rear and side aspect with double glazed windows, built in double wardrobe, wall mounted radiator.

BEDROOM TWO

3.28m (10' 9") x 2.49m (8' 2")

Being of side aspect with a double glazed window, built in wardrobe, wall mounted radiator.

BATHROOM

Being of front aspect with a double glazed window to the porch, three piece suite comprising an enclosed shower cubical, wash hand basin, low level WC, wall mounted radiator.

OUTSIDE

To the front of the property is a low maintenance shingle area and drive giving access to the garage, There is also the bonus of further hard standing parking to the side of the property. The rear garden is enclosed on all sides with a hardstanding patio leading to a shingle garden.



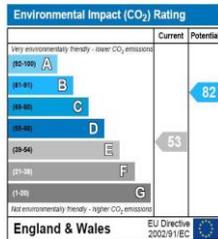
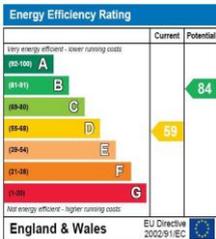
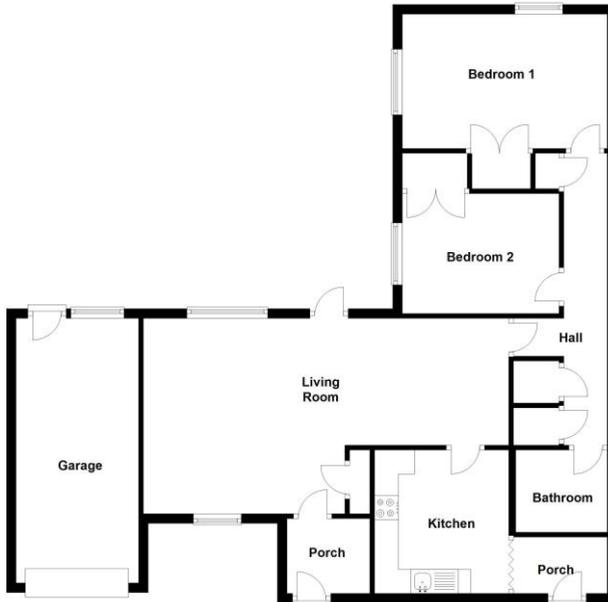
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Ground Floor



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

* DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. If you are under contract with another agent you may still be liable also to pay their fee.

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