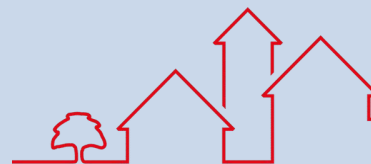




32 Bibury Close, Nailsea

Guide Price £349,950



Parker's

Estate Agents & Property Lettings



32 Bibury Close

Nailsea

A delightful 3-bedroom semi-detached home situated in the much sought after area of Trendlewood in Nailsea that adjoins the parkland. Located at the end of a quiet cul de sac the property is located within easy access to all the towns amenities, schools and walking distance of the main line train station at Backwell.

The property has been recently painted by the vendors with new carpet and flooring laid throughout. Being offered with no onward chain, it's all ready for the new owner to just move in, unpack and make themselves at home.

On entering the property the hallway leads to the kitchen with a view over the mature front garden. The galley kitchen is fitted with a range of cupboards and worktops and includes a number of appliances; cooker, fridge, freezer, washer/dryer and wall mounted Baxi gas boiler. Leading through to the open plan lounge/ diner the room benefits with views over the rear garden and includes a convenient under stair storage cupboard.

Upstairs is deceptively spacious and you will find three double bedrooms, (all of which have the benefit of fitted storage cupboards), airing cupboard, and family bathroom complete with overhead Triton electric shower.

32 Bibury Close

Nailsea

The property is warmed by gas central heating and is double glazed throughout.

Outside:

To the front, the property has off road parking for one car and access to the internal garage. The secure westerly facing rear garden can be accessed via a side gate and is planted with a range of mature shrubs that includes a large apple tree, and is mainly laid to lawn.

This property would make a great home for a first-time buyer or downsizer wanting the benefits of peaceful living but easy access to Nailsea and Bristol, the regional airport, or the motorway gateways.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



Kitchen

8' 9" x 7' 7" (2.66m x 2.30m)

Lounge/ Diner

15' 1" x 13' 10" (4.60m x 4.22m)

Bedroom 1

11' 11" x 10' 3" (3.62m x 3.12m)

Bedroom 2

15' 9" x 9' 8" (4.79m x 2.94m)

Bedroom 3

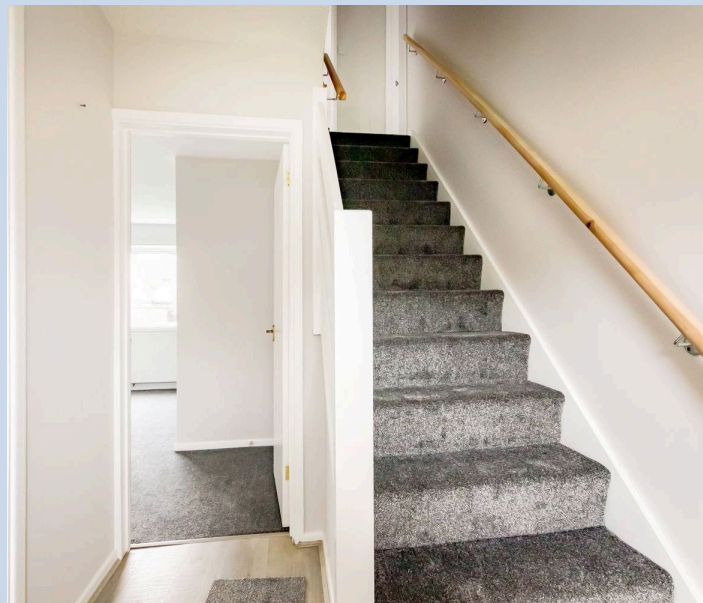
11' 5" x 8' 2" (3.48m x 2.49m)

Bathroom

6' 9" x 6' 0" (2.05m x 1.82m)

Internal Garage

15' 8" x 9' 1" (4.78m x 2.77m)



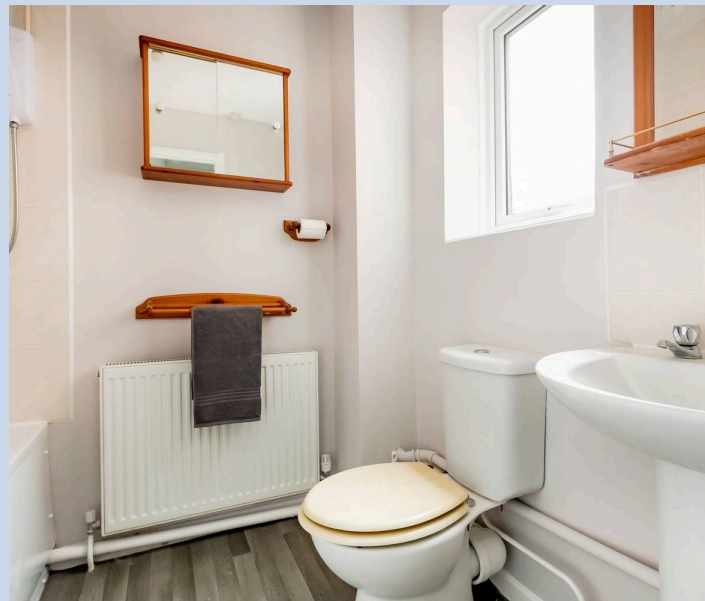


REAR GARDEN

FRONT GARDEN

Garage

Off street



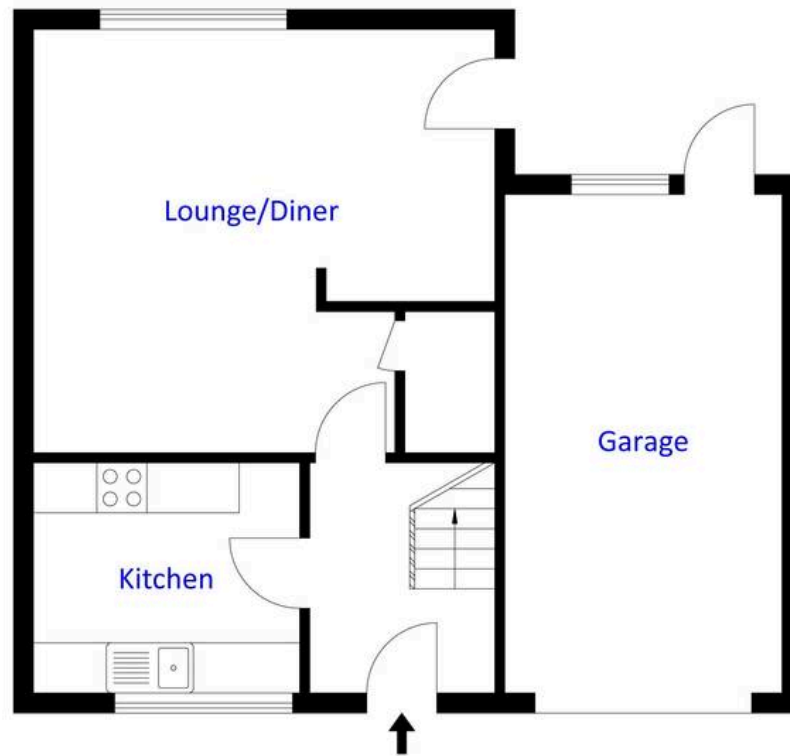
Nailsea:

Welcome to Nailsea, a historic town in North Somerset that blends history, modern amenities, and natural beauty. Nestled in picturesque countryside, it offers rural tranquillity with easy access to urban conveniences. The bustling town centre features shops, supermarkets, and local businesses, alongside a mix of historic and contemporary architecture. Nature lovers can enjoy parks, gardens, and nearby reserves, with Ashton Court and Tyntesfield House just a short drive away. Nailsea has excellent transport links by bus, road, and train, along with good schools and community events, making it a great place for families and visitors alike.



32 Bibury Close, Nailsea

Approx. Gross Internal Area
964.20 Sq.Ft - 89.60 Sq.M
(Total area includes garage)



Ground Floor



First Floor

For illustrative purposes only. Not to scale.

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.



Parker's Estate Agents

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IMPORTANT NOTICE

For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

