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PROPERTIES

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## Cricket Field,

Nailsea, North Somerset

**£280,000**

EPC Rating - C

A beautifully presented and extended three bedroom house. Situated close to excellent schools and amenities the property in brief comprises entrance hall, cloakroom, kitchen/breakfast room with integrated appliances and lounge/diner with access into the garden. To the first floor there are two generous double bedrooms a single bedroom and a modern family bathroom. The property further benefits from a pleasant low maintenance garden and garage. EPC-C



**Entrance Hallway** 14' 6" x 2' 10" (4.432m x 0.863m)

**Cloakroom** 6' 6" x 4' 7" (1.975m x 1.396m)

**Kitchen/Breakfast Room** 14' 6" x 9' 8" (4.422m x 2.942m)

**Lounge/Diner** 11' 5" x 21' 5" (3.468m x 6.538m)

### **First Floor Landing**

**Bedroom One** 9' 7" x 10' 7" (2.926m x 3.230m)

**Bedroom Two** 11' 6" x 9' 0" (3.497m x 2.741m)

**Bedroom Three** 7' 7" x 9' 9" (2.313m x 2.979m)

**Bathroom** 6' 7" x 7' 5" (1.994m x 2.257m)

### **Rear Garden**

### **Garage**

### **Front**

### **Council Tax Band**



All measurements are approximate and for display purposes only

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**For a free market appraisal contact this office.**

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