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PROPERTIES

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## Orchard Road

, Nailsea, North Somerset

**£365,000**

EPC Rating – On order

**\*Extended\*** A deceptively spacious four bedroom semi-detached house situated in close proximity to excellent shops, schools and amenities. The property itself has been well maintained throughout and in brief comprises; entrance hall, lounge with large picture window, cloakroom, utility room and a large open plan family room partially segregated to create a dining, seating and kitchen area with doors out into the large garden. To the first floor there are four bedrooms three of which are doubles and a family bathroom as well as a loft conversion. The property further benefits from an integrated garage and parking. Viewing is recommended.



**Entrance Hall** 7' 7" x 4' 10" (2.31m x 1.47m)

**Lounge** 17' 2" x 12' 7" (5.22m x 3.84m)

**Dining Area** 9' 8" x 11' 2" (2.94m x 3.41m)

**Open Plan Living Area** 27' 7" x 11' 0" (8.41m x 3.35m)

**Kitchen Area** 10' 6" x 11' 0" (3.20m x 3.36m)

**Second Reception Area**

**Utility Room** 7' 6" x 7' 9" (2.29m x 2.36m)

**Cloakroom** 7' 9" x 3' 1" (2.36m x 0.93m)

**First Floor Landing**

**Bedroom One** 11' 2" x 12' 6" (3.40m x 3.80m)

**Loft Conversion** 20' 0" x 10' 9" (6.10m x 3.28m)

**Bedroom Two** 18' 1" x 7' 9" (5.50m x 2.36m)

**Bedroom Three** 10' 0" x 9' 9" (3.04m x 2.96m)

**Bedroom Four** 8' 2" x 8' 5" (2.48m x 2.57m)

**Bathroom** 5' 7" x 8' 2" (1.70m x 2.48m)

**Council Tax Band C**

**PLEASE GIVE US AS MUCH NOTICE AS POSSIBLE FOR WEEKEND VIEWINGS TO AVOID DISAPPOINTMENT.**

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

**PLEASE NOTE:**

1. The photographs may have been taken using a wide angle lens. 2. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you. 3. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. 4. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. 5. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property. 6. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer. 7. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.



All measurements are approximate and for display purposes only

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**The Data Protection Act 1998**

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