

## Blue Cedar, 5 Strawberry Gardens, Nailsea, North Somerset, Auction Guide Price +++ £300,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 23RD APRIL 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- APRIL LIVE ONLINE AUCTION
- FREEHOLD DETACHED HOUSE
- VACANT | BASIC UPDATING
- LARGE PLOT | PARKING | GARAGE
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – APRIL LIVE ONLINE AUCTION – Freehold DETACHED 4 BED FAMILY HOME ( 1286 Sq Ft ) on LARGER THAN AVERAGE PLOT now in need of BASIC UPDATING | Scope to EXTEND stp

# Blue Cedar, 5 Strawberry Gardens, Nailsea, North Somerset, BS48 4NA

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Blue Cedar, 5 Strawberry Gardens, Nailsea, North Somerset BS48 4NA

Lot Number 21

The Live Online Auction is on Wednesday 23rd April 2025 @ 17:30  
Registration Deadline is on Monday 21st April 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer. Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### THE PROPERTY

A Freehold detached family home occupying a larger than average plot at the end of this quiet residential cul de sac. The accommodation (1286 Sq Ft) is arranged over two floors with flexible reception space on the ground floor including a large conservatory whilst upstairs are 4 bedrooms and 2 bathrooms. There are mature gardens to both sides and rear plus a large gravelled parking area and single garage at the front. Sold with vacant possession.

Tenure - Freehold

Council Tax - Band E

EPC - D

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

FAMILY HOME | BASIC UPDATING

The property has been a much loved family home for many years and would now benefit from basic updating to create a large property with parking and garden in this sought after town with excellent links to Bristol and the regions motorway network.

SCOPE TO EXTEND | ATTIC CONVERSION

There is potential to extend the property to both the side and rear plus scope for the attic space to create further accommodation. All subject to gaining the necessary consents.

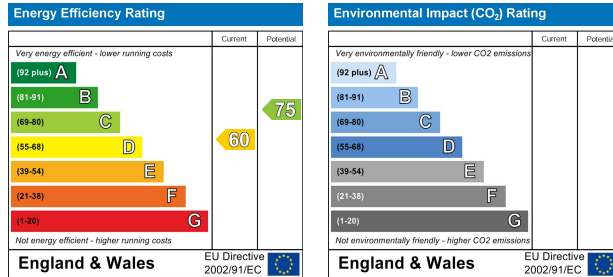
### LOCATION

Nailsea is a suburban town of North Somerset, approximately 8 miles (13 km) southwest of Bristol. The surrounding North Somerset Levels has wildlife habitats and Bucklands Pool/Backwell Lake is a Local Nature Reserve. The well populated town centre includes two major supermarkets, coffee shops, pubs and a leisure centre. Nailsea is close to the M5 motorway (junction 20) and Bristol International Airport at Lulsgate is 7 miles (11 km) away by road. The airport serves both domestic and international routes, and is one of EasyJet's hub airports. Secondary education is provided by Nailsea School (rebuilt as an Academy in 2009), and primary education by St Francis School, Grove School, Kingshill School and Golden Valley. Churches include the 14th-century Holy Trinity Church and Christ Church, which was built in 1843.

## Floor plan



## EPC Chart



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## Auction Property Details Disclaimer

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Please refer to our website for further details.