

Blandford Close Nailsea BS48 2QQ

£265,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE  
House - Terraced



HOW BIG  
734.00 sq ft



BEDROOMS  
3



RECEPTION ROOMS  
1



BATHROOMS  
1



WARMTH  
Gas Central Heating



PARKING  
Parking & Garage



OUTSIDE SPACE  
Front & Rear



EPC RATING  
C



COUNCIL TAX BAND  
B

A modern terrace house ideal for first time purchasers and those looking for investment. We understand that the property has enjoyed fundamental upgrades including the electrics, heating, and windows. While the house is in need of some cosmetic updating, it presents a fantastic opportunity for you to put your personal touch on it and make it your own.

As you step inside, you'll be greeted by a separate hall that leads to a cosy sitting room, perfect for relaxing and unwinding after a long day. The bright kitchen/dining room is across the back with double doors opening in to the rear garden. Upstairs, you'll find three well-proportioned bedrooms that offer ample space for your family or guests; plus a newly fitted wet room.

Additionally, this property offers allocated parking and a single garage located very close by. The rear garden, predominantly laid to lawn and benefits from gated rear access for added convenience. Situated within walking distance of Nailsea Town Centre and Nailsea Secondary School, this home offers the perfect blend of comfort, convenience, and potential.



A modern three bedroom home with a garage, needing finishing touches.



#### HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

**Proof of identification** - we need to run an electronic check for all purchasers of the property. To do this, we need your full name including titles, dates of births and residential address(s) for the last three years. The ID check is at no cost.

**Proof of funding** - if a mortgage is required, we need to see an up-to-date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash, we will need to see an official statement of the funds required.

**Proof of chain** - if you are selling your home with another agent, we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients. Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral fee £175 + VAT, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Centre - Mortgage Advisors Referral Fee 20% of the net commission received. All referral fees are included within any quotes provided by the named companies.



Up your street...

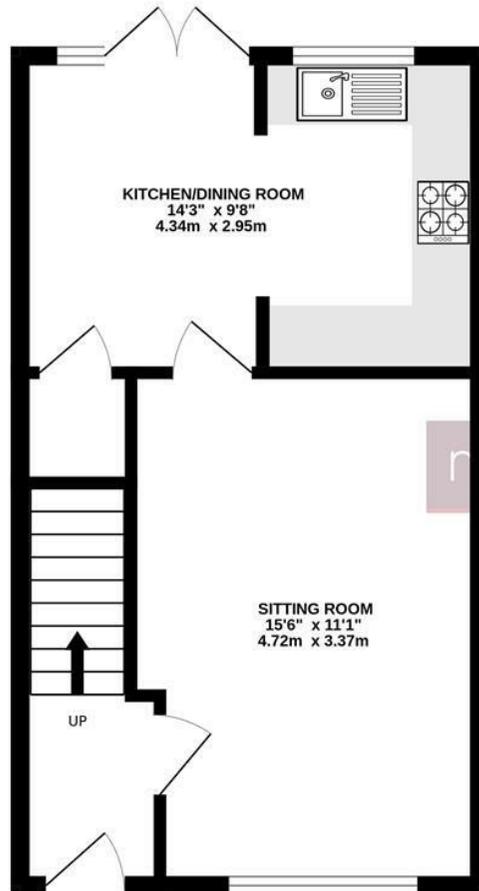


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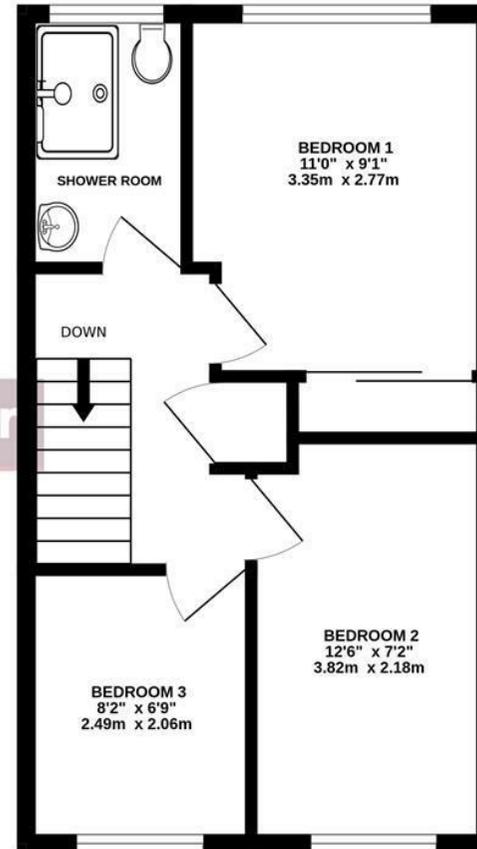




GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 734 sq.ft. (68.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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