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**New Build, 8 Riverway, Nailsea, North Somerset,  
BS48 1HZ**

## **New Build, 8 Riverway, Nailsea, North Somerset, BS48 1HZ**

£350,000

A Brand New Property located in a sought after location. A spacious two double bedroom detached property is offered with no onward chain making this an hassle free move for any purchaser. The property offers an open plan living-dining-kitchen with triple aspect that creates a light airy feel throughout. There is a downstairs cloakroom, two double bedrooms a stylish three piece suite. Outside enjoys a fully enclosed rear and side garden and off road parking for three vehicles. Awaiting EPC.

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GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.8 sq.m.) approx.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Hall**

6'5" x 14'10"

**Cloakroom**

2'9" x 5'3"

**Reception Room**

21'9" x 20'2"

**Bedroom 1**

14'1" x 10'7"

**Bedroom 2**

14'1" x 10'1"

**Bathroom**

6'9" x 7'6"

**Outside**

The front is mainly laid to a tarmac driveway providing parking for three vehicles. The side and rear gardens are mainly laid to lawn and a generous paved sun patio that provides plenty of privacy and a pleasant seating area. Fully enclosed by timber panelled fencing.

**Energy Efficiency Rating**

	Current	Potential
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<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









