

## Amberlands Close, Backwell

£310,000

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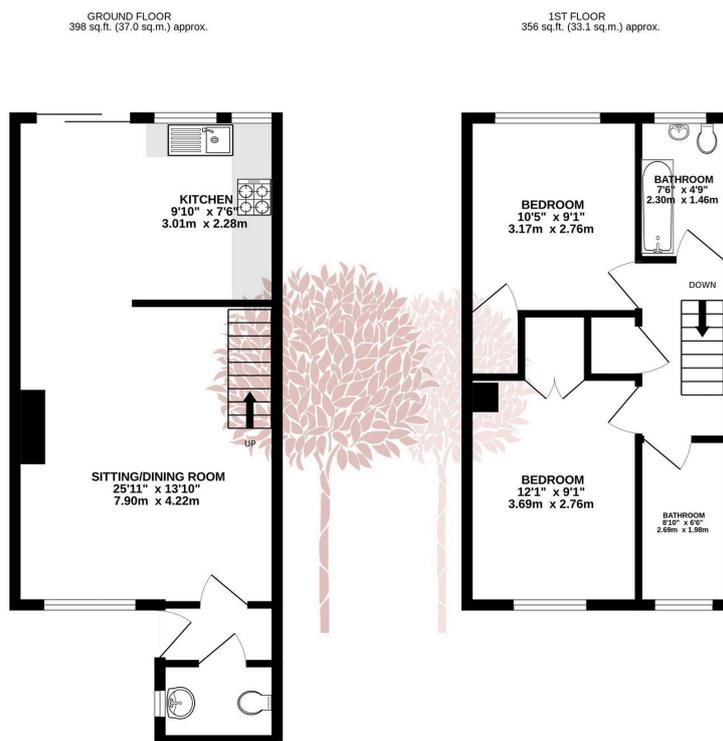


Fantastic three bedroom first time buy, investment or downsize opportunity in a well regarded residential location in Backwell, close to excellent locals schools, amenities and Nailsea/ Backwell train station, the property benefits from a single garage, enclosed west facing garden, and can be found within a short walk of a children's play area and rural bridlepaths and The property also has the huge benefit of a single garage, separate parking space no onward chain.



## Key Features

- No onward chain
- Excellent convenient position close to the train station, schools and amenities
- Open plan living/dining room
- Ground floor cloakroom
- EPC rating C
- Three bedroom mid terrace home
- Single garage with private parking space
- Smart contemporary kitchen
- South/west facing rear garden
- Council Tax Band C



TOTAL FLOOR AREA: 755 sq.ft. (70.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 for 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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