

FLOOR PLAN



GROUND FLOOR
661 sq. ft. (61.4 sq.m.) approx.



These views, drawings, plans, sections and elevations are approximate and no responsibility is taken for any error, omission, inaccuracy, or error. They should be used as a guide only and are not intended to be used as a basis for any contract or agreement. The purchaser should verify the accuracy of the information provided. The views, drawings, plans, sections and elevations are approximate and no responsibility is taken for any error, omission, inaccuracy, or error. They should be used as a guide only and are not intended to be used as a basis for any contract or agreement. The purchaser should verify the accuracy of the information provided. Made with SketchUp 2024

AREA MAP



Energy Efficiency Rating	
Potential	65
Current	57
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm employment has the authority to make or give any representation or warranty in respect of the property.



CLEVEDALE COURT
CLEEVE WOOD ROAD, DOWNEND, BS16 2SG

£215,000





First Floor

Communal Entrance

Hallway

Lounge

13'10 x 13'7

Kitchen Area

10'7 x 10'5

Inner Hall

Bedroom One

14'0 x 9'11

Bedroom Two

13'9 x 8'8

Bathroom

8'10 x 4'11

External

Communal Gardens

Garage



Welcome to this charming two bedroom flat located at Clevedale Court.

Being sold with NO ONWARD CHAIN and positioned on the first floor this purpose-built property boasts a delightful open plan living space, perfect for entertaining guests or simply relaxing after a long day.

As you step into the first floor flat, you are greeted by an entrance hall leading to a bright and airy lounge area that seamlessly flows into the modern kitchen area. The open plan layout creates a sense of space and allows for versatile living arrangements to suit your lifestyle. The kitchen has a range of units finished with sleek white doors and brushed steel handles. There is space for an electric cooker, fridge freezer and plumbing for a washing machine.

Accessed from the inner hallway two generously sized double bedrooms provide ample space for a growing family, guests, or even a home office; bedroom two additionally boasts fitted wardrobes. There is also a well-maintained bathroom with a white three piece suite and electric shower over the bath; an obscured double glazed window floods the room with light.

Externally there is unallocated off road parking and well tended communal gardens which are predominantly laid to lawn with mature shrub and tree borders. A single garage is one of the standout features of this flat, offering secure parking for one vehicle and additional storage space.

Situated in a sought-after location, this property is ideal for those looking to be close to local amenities, schools, and transport links. Whether you're a first-time buyer, downsizing, or seeking an investment opportunity, this flat presents a fantastic option.

