



9 Clevedon Road, Nailsea, BS48 1EH

£325,000

Steven
Smith



Situated in a highly convenient location, close to Nailsea's well served high street and Crown Glass Shopping Centre, this link detached bungalow could be a great purchase for those who are looking to get onto the property ladder or for those who are searching for their next project. Whilst in need of complete refurbishment, the property offers spacious accommodation benefitting from a large reception room, a kitchen/diner, four bedrooms and a family bathroom. Outside, there is ample off street parking together with access to the garage, ideal for additional storage of those larger items. The gardens are now in need of some cultivation and, for those with green fingers, present the perfect opportunity to create a delightful space to enjoy in those warmer months. Nailsea is an ever popular destination for a wide range of buyers and is host to a number of highly regarded schools, popular supermarkets and a leisure centre. Transport links are excellent with regular bus services into Bristol together with easy access to a mainline railway station and Bristol International Airport. Offered for sale with the benefit of no onward chain.

Accommodation (all measurements are approximate)

Entrance Porch

Opens to:

Entrance Hall

Providing access to the accommodation. Access to storage cupboard and loft hatch. Wood effect floor throughout.

Sitting Room 21' 10" x 10' 11" (6.65m x 3.32m)

A spacious room with dual windows to front. Gas fireplace.

Kitchen/Breakfast Room 12' 0" x 9' 0" (3.65m x 2.74m)

Fitted with a range of wall and base units with working surfaces. Includes sink with drainer and space for cooker. Tiled backsplash, tile effect floor. Windows and door to side.

Bedroom 4 11' 10" x 9' 6" (3.60m x 2.89m)

Twin-aspect dining room. Windows to front and rear.

Bedroom 1 11' 11" x 10' 10" (3.63m x 3.30m)



Double bedroom with built-in wardrobe. Window to rear.

Bedroom 2 10' 8" x 8' 11" (3.25m x 2.72m)

Double bedroom with door to side into the rear garden. Window to rear.

Bedroom 3 10' 5" x 8' 9" (3.17m x 2.66m)

Double bedroom with built-in wardrobe. Window to side.

Bathroom

Comprising toilet, sink and bath with mains shower over. Partially tiled walls, obscure windows to side.

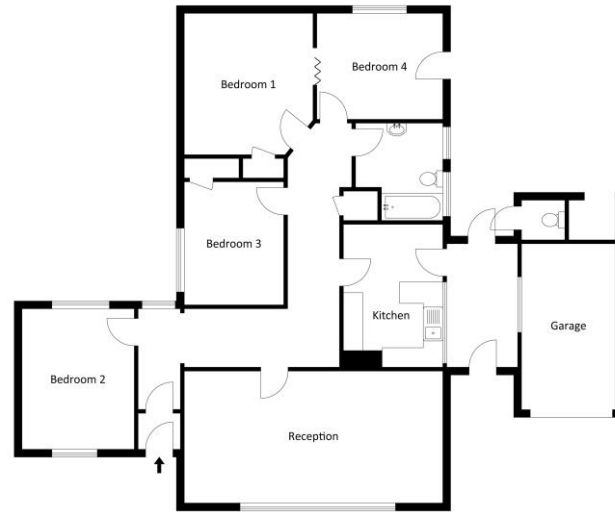
Outside

A driveway provides off street parking together with access to the garage. The gardens are now in need of cultivation but with some care and attention, will provide a delightful outside space to enjoy.



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Approx. Area 1281.50 Sq.Ft - 119.10 Sq.M
(Total area includes garage)



Ground Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



Link Detached Bungalow



Freehold



3



Gardens



1



D



2

EPC

D



Central Heating



Garage and Parking





Health & Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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