



17 Little Ham, Clevedon, BS21 5HH  
**£209,950**

Steven  
*Smith*



Located in the sought-after cul-de-sac of Little Ham, this delightful one-bedroom terraced house offers modern living in a peaceful residential setting. Perfect for first-time buyers or investors, this well-presented home is being sold with no onward chain. Upon entering, you are welcomed into a bright and spacious open-plan living area. The kitchen is well-equipped with ample storage. Lastly, there is a conservatory with access to the garden via French doors. The double bedroom provides a tranquil retreat, featuring built-in storage. There is also an upstairs 3 piece bathroom. Outside, the property benefits from an enclosed rear garden. Additionally there is allocated off street parking.

### **Accommodation (all measurements approximate)**

#### **GROUND FLOOR**

Front door opens to:

#### **Living Area 14' 9" x 11' 10" (4.49m x 3.60m)**

With open staircase, glass front door and window. Door opens to:

#### **Kitchen 11' 10" x 7' 9" (3.60m x 2.36m)**

Fitted with base and eye level units, work tops, stainless steel sink, space for washing machine, dishwasher, freestanding oven

and fridge/freezer. laid to hard wood effect floor, Window. Door opens to:  
**Conservatory 9' 7" x 9' 3" (2.92m x 2.82m)**  
Laid to hard floor, heating. French doors to garden.

#### **FIRST FLOOR**

**Landing.** Access to loft storage.

#### **Bedroom 12' 8" x 8' 9" (3.86m x 2.66m)**

Double bedroom with window offering natural light, double wardrobe.

#### **Bathroom**

Three piece suite of bath with electric shower above, sink and WC. Frosted glass window, airing cupboard housing the combi boiler.

#### **OUTSIDE**

Off Little Ham a pathway leads to the front door, the front garden is laid to lawn with mature hedge either side.

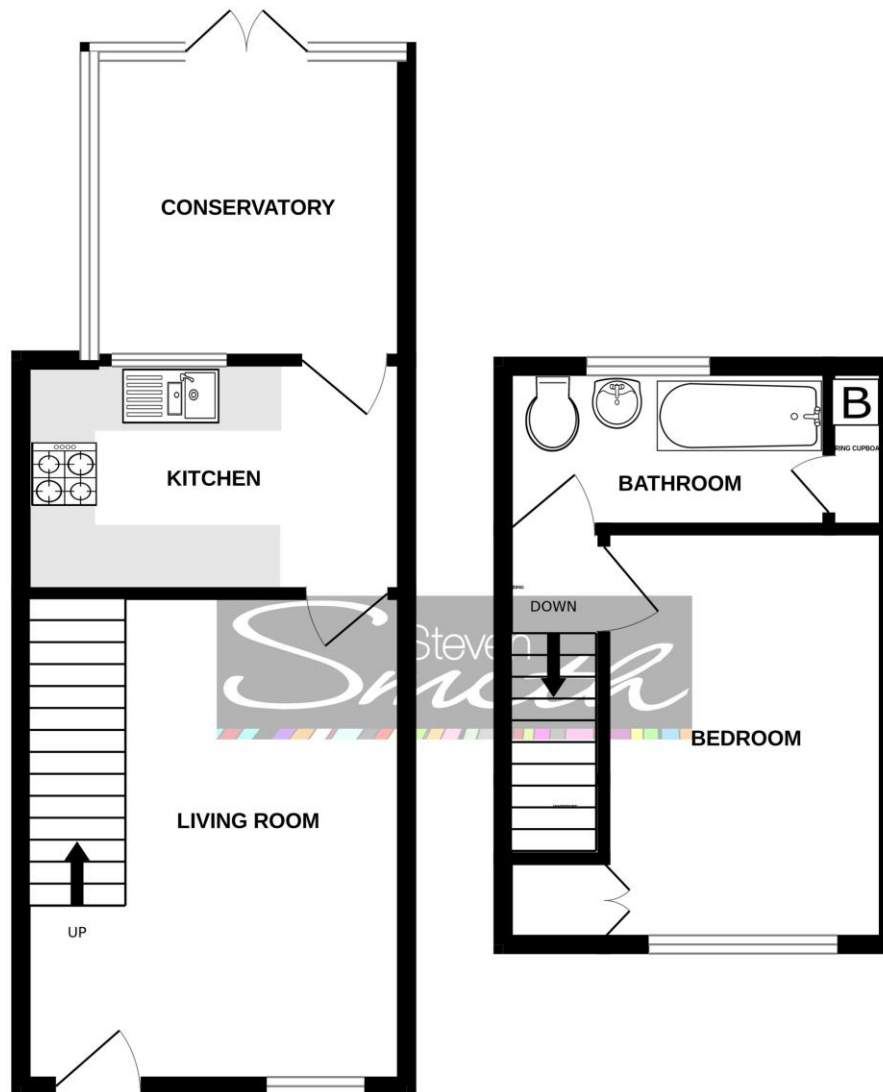
#### **Rear Garden**

Low maintenance courtyard garden laid to patio, gate offering rear access to the property, shed.



GROUND FLOOR

1ST FLOOR



Terrace House



Freehold



1



Garden



1



A



1

**EPC**

C



Gas Central Heating



Parking

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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#### Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, 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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