



101 Chipping Cross, Clevedon, BS21 5JQ
£265,000

Steven
Smith

Situated close to picturesque river bank walks, favoured junior schools and supermarkets, Chipping Cross has always been a popular choice for the prospective buyer! This appealing semi detached home offers well presented accommodation to include bright and airy sitting room, well fitted kitchen/diner offering access to the rear garden and a contemporary shower room. The gardens are mature and well stocked with the rear enjoying plenty of sunshine and there is ample parking to the side. Available with no onward chain, this is a super opportunity for first time buyers, investors or perhaps as a downsize, there is also room to extend to the side and rear of the property (subject to the necessary planning permissions) We would recommend an early appointment to view!

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to hall, stairs to first floor.

Sitting Room 13' 6" x 10' 4" (4.11m x 3.15m)

Window looking out over the front garden back onto Chipping Cross.

Kitchen/Diner 13' 4" x 9' 3" (4.06m x 2.82m)

Fitted with a range of wall and base units with working surfaces, stainless steel sink, gas cooker with four ring gas hob. Undercounter fridge and washing machine. Tiled splashbacks. Access to understairs cupboard and space for a dining table. Window and door to rear garden.

FIRST FLOOR

Landing. Access to loft space and the airing cupboard housing the Vaillant gas fired boiler. Window to side.

Bedroom 1 13'4" max 10'3" min x 9'6"

Measurements exclude mirror fronted wardrobes. Two windows to front.

Bedroom 2 11' 4" x 6' 10" (3.45m x 2.08m)

Window overlooking the rear garden.

Shower Room

Beautifully fitted with a three piece white suite of WC, washhand basin, shower cubicle with mains shower, partially tiled walls, tiled effect floor, obscure window.

OUTSIDE

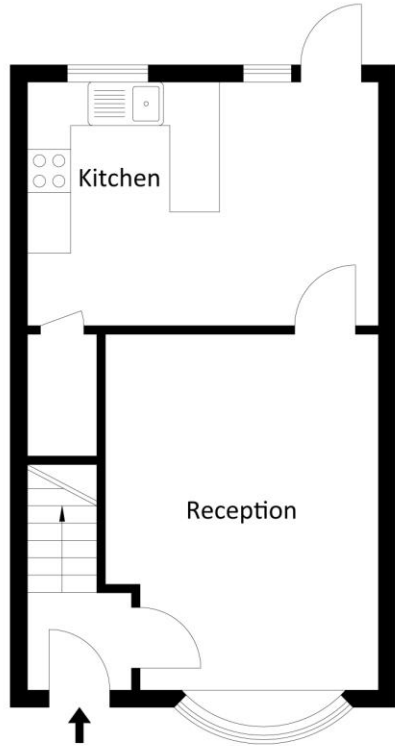
From Chipping Cross a driveway extends to the side of the property providing off road parking. The front gardens are laid to lawn with small shrubs to borders. Access to the rear garden can be gained via a lockable gate.

The Rear Garden

This garden can also be accessed via the kitchen/diner and is laid to lawn with established shrubs and trees to borders and a stone shingle area at the rear of the garden which will enjoy plenty of sun. These gardens are mature and have been much loved.



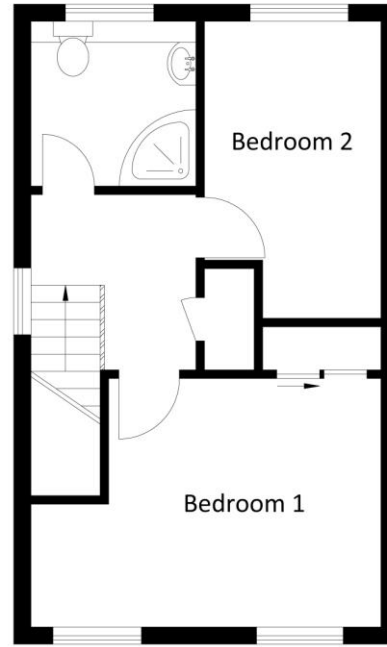
101 Chipping Cross, Clevedon
 Approx. Area 308.50 Sq.Ft - 28.70 Sq.M



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.
 Floor plan produced by Westcountry EPC.


101 Chipping Cross, Clevedon
 Approx. Area 306.0 Sq.Ft - 28.40 Sq.M



First Floor

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 Floor plan produced by Westcountry EPC.



 Semi Detached House

 Freehold

 2

 Garden

 1

 B

 1

EPC

 Heating

 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 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.

A: 12 The Triangle, Clevedon, North Somerset BS21 6NG
T: 01275 877771 W: stevensmithhomes.co.uk
E: steven@stevensmithhomes.co.uk FB: [@stevensmithhomes](https://www.facebook.com/stevensmithhomes)

Steven Smith Town & Country Estate Agents Ltd. Registered Address: 12 The Triangle, Clevedon, North Somerset BS21 6NG. Registration Number: 7177353. Registered in England & Wales

