



56 Griffin Road, Clevedon, BS21 6HJ
£299,950

Steven
Smith



Conveniently situated within a short level walk of Clevedon Town Centre, this terraced property will make an ideal family home. Although now in need of some updating, the property is light and airy throughout and provides an excellent opportunity for those looking for somewhere with scope to add their own personal touch. Comprising sitting room, conservatory and kitchen/diner to the ground floor with three bedrooms and family bathroom to the first floor, there is ample space to enjoy. Outside, the property benefits from off street parking to the front and a lovely rear garden with patio, gravelled area and lawn. From this location, there is easy access to the town's amenities, local health centre, schools and nurseries. Sold with the benefit of no onward chain, early viewing is advised.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Hallway

Access to:

Living Room 17' 0" x 12' 5" (5.18m x 3.78m)

Gas fire, window to front, french doors opening to:

Conservatory 12' 5" x 9' 1" (3.78m x 2.77m)

On dwarf walls with doors to garden.

Kitchen/Diner 17' 1" x 13' 2" (5.20m x 4.01m)

Fitted with wall and base units, worktop with stainless steel sink, integrated four ring gas stove and electric oven, space for washing machine and under counter fridge, two windows overlooking the garden.

FIRST FLOOR

Landing. Window.

Bedroom 1 12' 5" x 9' 9" (3.78m x 2.97m)

Window overlooking the front. Small cupboard above stairs.

Bedroom 2 11' 2" x 10' 2" (3.40m x 3.10m)

Wardrobe which houses the Worcester Bosch combi boiler.

Bedroom 3 9' 5" x 7' 0" (2.87m x 2.13m)

Window overlooking the rear garden. Storage.

Bathroom

Fitted with a white suite of WC, washand basin, bath with electric shower above, partially tiled walls, 2 obscure windows.

OUTSIDE

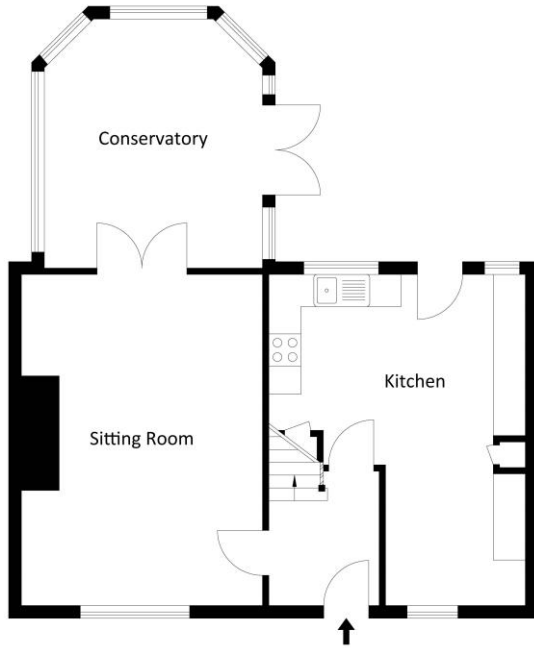
Off Griffin Road a driveway with parking for one car, the front is laid to gravel with a pathway to the front door.

Rear Garden

This property benefits from a substantial garden being south west facing, gravel areas with lawn and a pathway down the side and with lovely tree at bottom of garden.



56 Griffin Road, Clevedon
 Approx. Area 578.20 Sq.Ft -53.70 Sq.M

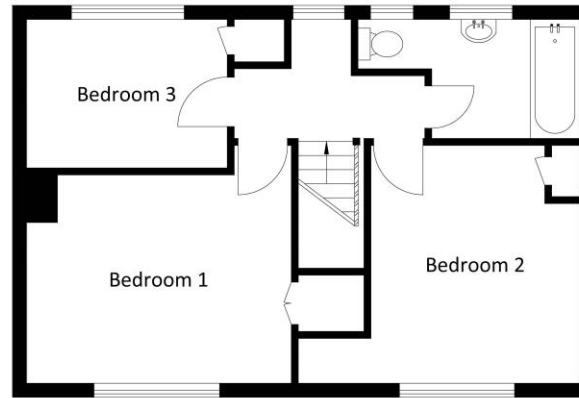


Ground Floor

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.

56 Griffin Road, Clevedon
 Approx. Area 438.50 Sq.Ft - 40.70 Sq.M



First Floor

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 Terrace House

 Freehold

 3

 Garden

 1

 B

 1

EPC C

 Gas Central 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

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

