HOUSE FOX
ESTATE AGENTS

FOR SALE

Clarence Road North - BS23 4AW

£180,000 Leasehold







www.housefox.co.uk

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HOUSE FOX ESTATE AGENTS PRESENTS... This well-presented one-bedroom ground floor apartment offers light, bright and modern accommodation, with the added benefit of direct access to a pleasant communal courtyard garden, and set opposite the park, and only a 5 minute walk to the beach.

The apartment comprises a spacious lounge/diner with full-height glazing and a door opening onto the courtyard, a contemporary fitted kitchen with built-in oven, hob and integrated fridge/freezer, a good-sized double bedroom, and a modern shower room. There is also a useful utility area providing additional storage and worktop space.

Outside, the attractive communal courtyard offers a lovely space to sit, relax and enjoy the fresh air, with paved seating areas, established shrubs and decorative planting.

A lovely apartment offering comfortable, low-maintenance living, ideal for first-time buyers, those looking to downsize or investors.

- Spacious lounge/diner
- Modern fitted kitchen
- Utility room
- Double bedroom
- Ground floor apartment
- Set opposite the park
- 5 minute walk to the beach and shops + close proximity to public transport
- EPC-D
- Property recently renovated
- Garage



Hallway
Cupboard, doors to the utility room, lounge/diner and bathroom

Lounge/Diner
18' 6" x 11' 4" (5.63m x 3.46m)
Double glazed door to the rear. Electric heater. door to the kitchen

Kitchen
10' 2" x 7' 3" (3.10m x 2.21m)
Sink unit, floor and wall units, built in oven and hob, integrated fridge/freezer, double glazed window

Utility Room
4' 9" x 3' 6" (1.46m x 1.06m)
Plumbing for washing machine, floor unit, hot water tank

Bedroom
11' 4" x 10' 0" (3.46m x 3.05m)
Electric heater, double glazed window

Bathroom
Walk in shower cubicle, heated towel rail, WC, wash hand basin

Garage;
A single garage to the rear of the block (3rd from the left)

Communal gardens:
To the rear of the property, you have a small communal area, perfect for sitting out and enjoying some fresh air with a drink.




Woodford Court







FLOORPLAN



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