



1 Cambridge Road, Clevedon, BS21 7HX  
**£499,950**

Steven  
*Smith*



Situated in a prime location on one of Upper Clevedon's most prestigious roads, this bungalow has huge potential with the added ease of being sold with no onward chain. Upon entering the property you are greeted by a porch, wide hallway, bright lounge, kitchen/diner, three bedrooms and a wet room. Outside the property benefits from front and side gardens, garage and driveway and a courtyard garden to the rear. With easy access to coastal walks at Ladye Bay, Clevedon Cricket Ground right on your doorstep and the cafe style surroundings of Hill Road just a short distance away. Early interest is expected, do not miss your opportunity to view this brilliant bungalow.

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

Front door opens to:

#### **Porch Area 14' 1" x 3' 9" (4.29m x 1.14m)**

Radiator, wood effect flooring, wall to wall windows, storage cupboard ideal for coats, shoes, Hoover etc. Door opens to:

#### **Hallway 15' 7" x 6' 0" (4.75m x 1.83m)**

Laid to wood effect flooring.

#### **Living Room 15' 2" x 13' 4" (4.62m x 4.06m)**

Wood effect flooring, feature gas fireplace, window overlooking the front garden.

#### **Kitchen/Diner**

#### **Dining Area 11' 0" x 10' 10" (3.35m x 3.30m)**

Wood effect flooring. Through to the:

#### **Kitchen 15' 1" x 6' 8" (4.59m x 2.03m)**

Fitted with base and eye level units, worktop with stainless steel, space for oven, washing machine and dishwasher, window, gas boiler, door to courtyard garden.

#### **Bedroom 1 16' 11" x 8' 11" (5.15m x 2.72m)**

Wood effect flooring, two windows, spotlights.

#### **Bedroom 2 13' 0" x 12' 1" (3.96m x 3.68m)**

Dual aspect room, wood effect flooring.

#### **Bedroom 3 11' 0" x 10' 4" (3.35m x 3.15m)**

Fitted wardrobes, window to courtyard garden to rear.

#### **Wet Room 8' 10" x 6' 4" (2.69m x 1.93m)**

Fitted with WC, sink and shower, tiling to walls and floor, obscure window, spotlight, extractor fan, heated towel rail.

#### **OUTSIDE**

From Cambridge Road a driveway for 2-3 cars leading to the garage. Predominantly south facing lawn to the front and further lawn to side and courtyard garden to rear of the property laid to patio for ease of maintenance.

#### **Garage 18' 3" x 10' 6" (5.56m x 3.20m)**

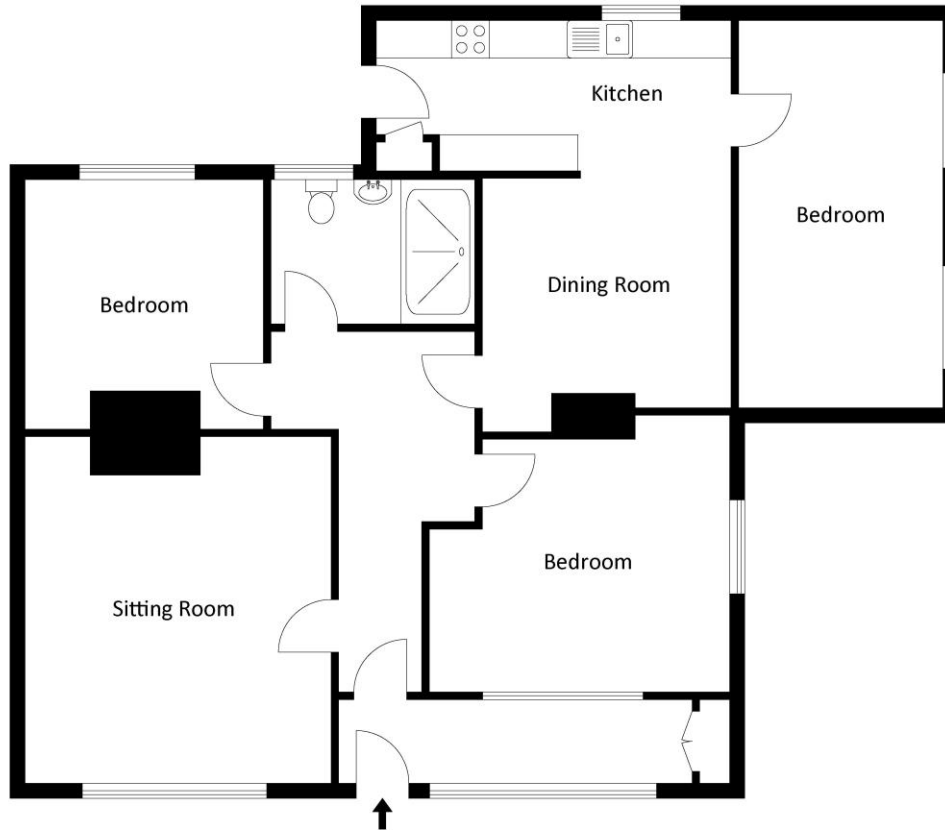
With power and lighting, up and over door.







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Approx. Area 1072.30 Sq.Ft - 99.60 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.



Semi Detached Bungalow



Freehold



3



Garden



1



D



2

**EPC**

D



Gas 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 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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