



31 Oakley, Clevedon, BS21 7YZ
£209,950

Steven
Smith

Ideal as a first time or investment purchase, this smart end of terrace property is situated in a popular location off Yeolands Drive and enjoys the benefit of a really good sized garden plot. Well presented throughout, the accommodation comprises of sitting room and modern kitchen to the ground floor with a double size bedroom and bathroom to the first floor. Outside, the property benefits from off street parking and, to the rear, a generous lawned garden, enclosed by fencing. Oakley enjoys close proximity to pretty riverbank walks, supermarkets and Clevedon's leisure centre with swimming pool. For those looking to take their first step on the property ladder, this delightful home certainly provides the perfect opportunity!

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens into the entrance hall. Hanging space for coats, wood effect floor, door to living room.

Living Room 13' 2" x 11' 7" (4.01m x 3.53m)

Designed to support living and dining. Wood effect floor throughout, window to front.

Kitchen 13' 2" x 5' 2" (4.01m x 1.57m)

Fitted with a range of wall and base units with working surfaces, stainless steel sink with drainer and space for a washing machine, dishwasher, cooker and fridge/freezer. Wood effect floor, tiled splashback, window to front.

FIRST FLOOR

Landing. With access to first floor rooms, loft hatch and airing cupboard housing the gas combination boiler.

Bedroom 10' 5" x 10' 1" (3.17m x 3.07m)

Double bedroom with built in wardrobe. Window to front.

Bathroom

With white suite comprising toilet, sink with vanity unit and bath with mains shower over. Partially tiled walls, tile effect floor, extractor fan, obscure window to front.

OUTSIDE

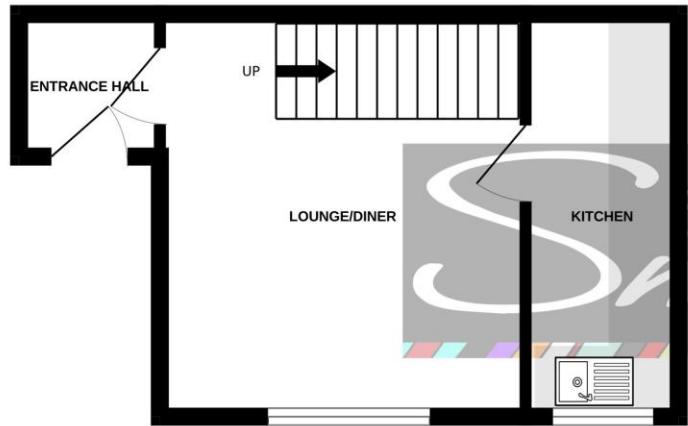
Off Oakley a shared driveway is located at the side of the property that could accommodate parking for 2 cars. The front garden is laid to chippings.

Rear Garden

The rear garden is accessed via a gate and is mainly laid to lawn. Mature shrubs and garden shed.



GROUND FLOOR



1ST FLOOR



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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House



Freehold



1



Garden



1



A



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.

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