



30 Newlands Green, Clevedon, BS21 5BX
£230,000

Steven
Smith



A superb opportunity to take that first step onto the property ladder or ideal as an investment opportunity, this delightful end terrace home is situated in a popular cul de sac close to riverbank walks and a host of useful amenities. The light and airy ground floor offers a welcoming lounge/dining room with feature fireplace and charming spiral staircase and a well proportioned kitchen overlooking the garden. To the first floor, there are two double sized bedrooms and a wet room with white suite. Outside, the rear garden has been designed to be low maintenance and has been beautifully tended with a colourful array of shrubs and plants to the borders. Sold with the benefit of no onward chain, early interest is anticipated.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Lounge/Diner 15' 11" x 12' 9" (4.85m x 3.88m)

Measurements include stairs to first floor. Window looking out onto the front garden, feature fireplace, wood effect floor.

Kitchen 12' 9" x 7' 6" (3.88m x 2.28m)

Fitted with a range of wall and base units with working surfaces, stainless steel sink, plumbing for washing machine and space for tumble dryer. Electric oven with four ring electric hob, space for fridge/freezer, breakfast bar, access to the Baxi gas fired boiler. Wood effect floor, tiled splashbacks and window and door looking out to the rear garden.

FIRST FLOOR

Landing. Access to loft space.

Bedroom 1 12' 9" x 8' 4" (3.88m x 2.54m)

Measurements include mirror fronted built in wardrobes. Window looking out to Newlands Green.

Bedroom 2 12' 9" x 7' 6" (3.88m x 2.28m)

Measurements include the airing cupboard housing the lagged hot water cylinder. Window to rear.

Wet Room

Suite of WC, wall mounted washhand basin, walk in shower, fully tiled walls, chrome ladder radiator, obscure window, extractor fan.

OUTSIDE

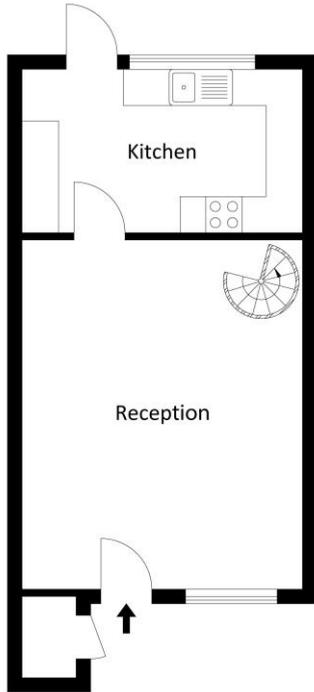
From Newlands Green a pathway extends to the front door. There is a lockable side cupboard and the front garden is laid to lawn.

The Rear Garden

The rear garden has been hard landscaped for ease of maintenance and immediately outside of the door from the kitchen is a patio which opens to a level stone shingle area with pretty established borders and perennials and small shrubs. There is a lockable gate giving access to the closely located two allocated parking spaces. The garden is bound by a mixture of feather-board and panelled fencing. Outside water tap.



30 Newlands Green, Clevedon
Approx. Area 307.80 Sq.Ft - 28.60 Sq.M



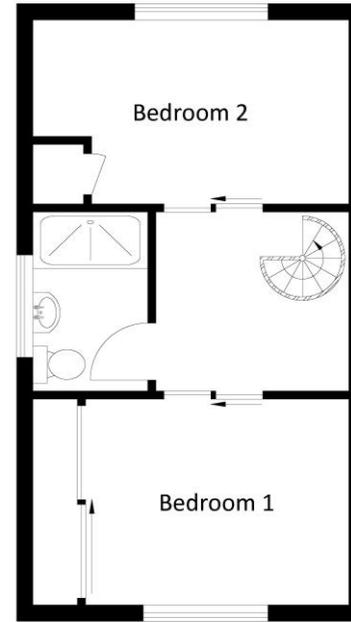
Ground Floor

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.



30 Newlands Green 2, Clevedon
Approx. Area 299.20 Sq.Ft - 27.80 Sq.M



First Floor

For illustrative purposes only. Not to scale.

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 End Terrace House

 Freehold

 2

 Garden

 1

 B

 1

EPC D

 Gas Central Heating

 2 Parking Spaces





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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