



15 Brookfield Walk, Clevedon, BS21 6YA  
**£235,000**

Steven  
*Smith*



This two bedroom terraced house in Clevedon offers a perfect blend of comfort and convenience. Situated in a popular residential area, the property boasts a welcoming living/dining space with plenty of natural light. The kitchen offers ample storage and workspace. Upstairs, two well proportioned bedrooms provide comfortable accommodation, while the bathroom adds a contemporary touch. Outside, a private rear garden offers a peaceful retreat, ideal for relaxing or entertaining. There are also two allocated parking spaces. With easy access to local amenities, schools, and transport links, this home is perfect for first time buyers, small families, investors or those looking to downsize. For sale with no chain!

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

#### **GROUND FLOOR**

Front door opens to porch, door opens to:

#### **Lounge/Diner 16'4" x 10'4" max 8'11" min**

Bay style window overlooking the front garden. Door opens to:

#### **Inner Hall**

With understairs cupboard, stairs to first floor, door to rear garden.

#### **Kitchen 6' 8" x 6' 7" (2.03m x 2.01m)**

Fitted with a range of wall and base units with working surfaces, sink with mixer tap, electric oven with four ring gas hob with fitted extractor hood, plumbing for washing machine, tiled splashbacks, window overlooking the rear garden.

#### **FIRST FLOOR**

**Landing.** Window, access to loft space and the airing cupboard housing the Worcester gas fired combination boiler.

#### **Bedroom 1 10' 6" x 9' 4" (3.20m x 2.84m)**

Measurements include a built in wardrobe. Window to front.

#### **Bedroom 2 10' 1" x 6' 8" (3.07m x 2.03m)**

Window to front.

#### **Bathroom**

Three piece white suite of WC, washhand basin, bath with mains shower, fully tiled walls and floor, ladder radiator, obscure window.

#### **OUTSIDE**

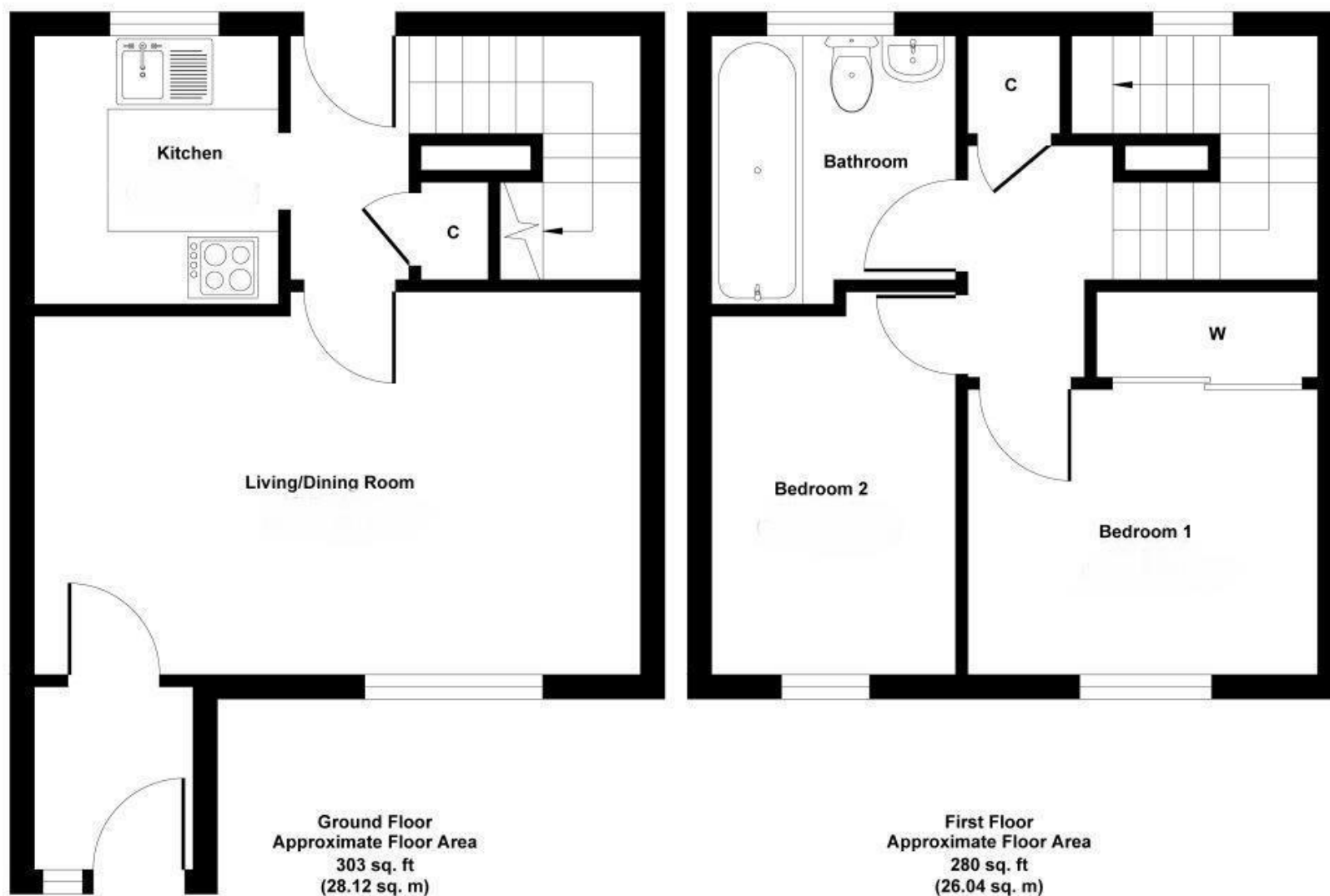
From Brookfield Walk a pathway splits two areas of stone chippings and leads to the front door. To the left hand side there are two tandem spaces which are allocated to number 15.

#### **The Rear Garden**

The rear garden has been hard landscaped for ease of maintenance and consists of patio slabs. The garden is bound by predominantly panelled fencing and at the rear of the garden there is a lockable gate which gives access to the two allocated parking spaces.



## Brookfield Walk



Terrace House



Freehold



2



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.

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