



Flat 4, 43 Cambridge Road, Clevedon, BS21 7DW

£157,950

This pretty one bedroom flat sits to the back of an impressive Victorian residence. The ground floor accommodation is well planned and there is the particular advantage of a delightful area of garden on the south side, a rarity with any apartment. There is a modern kitchen with built in oven and hob, a well equipped bathroom and a utility cupboard. At one end there is a double bedroom and at the other a superb lounge. Further advantages include its own private entrance door and there is parking to the front of number 43. We think this is a very attractive property for those looking for their first home or for a shrewd buy to let investment.



- Attractive one bedroom garden flat
- All accommodation on ground floor
- Utility cupboard
- Well presented accommodation
- Parking
- Fabulous upper Clevedon position
- Modern kitchen with built in oven and hob
- Walking distance of the coastal path

Situation: Clevedon - A charming Victorian coastal town. Approximate distances from Town Centre. M5 Junction 20 - 0.5 miles, Bristol International Airport - 14.5 miles, Yatton mainline train station - 4.40 miles, Weston-super-Mare - 11.30 miles, Bath - 29.5 miles. For information about our beautiful town visit: en.wikipedia.org/wiki/clevedon.

Accommodation (all measurements approximate)

Proceed round to the back of Number 43 Cambridge Road to a courtyard and straight ahead to the door of Flat 4. A modern black Victorian style door which opens into a light airy space.

Lounge

15'3" max 13'5" max 12'3" min A generous well proportioned room with high cornice ceilings, a picture rail and Victorian moulded skirtings. A large double glazed window enjoys a southerly aspect and a glimpse of the gardens. Dimplex night storage heater. With a brand new carpet.



Kitchen

12' 0" x 7' 5" (3.65m x 2.26m) These measurements include the entrance area. With a superb cream fronted range of cupboard and drawer units with excellent working surfaces. A composite sink unit with drainer and an integrated oven with ceramic hob and a contemporary glass and stainless steel extractor above. There are two pretty double glazed windows. Wood effect flooring. Close to the kitchen an archway opens into a utility cupboard with an airing cupboard enclosing the hot water cylinder with adjacent plumbing for washing machine and for ventilation an opening double glazed window.



Inner Hall

With night storage heating.

Bedroom

9' 8" x 7' 5" (2.94m x 2.26m) Nicely decorated with brand new carpet and with a double glazed window enjoying the early sun.



Bathroom

7' 10" x 4' 3" (2.39m x 1.29m) Fitted with a white suite comprising a bath with mixer tap and shower attachment, pedestal washbasin and WC. Wood effect flooring, attractive tiling to most of the walls. Double glazed window.



OUTSIDE

Proceed the full length of the flat and enter an enclosed garden area with a paved patio, shingle area with line and a small lawn 18'0" x 15'0" approx. Enjoying the south sun. This is a rarity with most flats.

Parking

There is allocated parking for one car to the front of the property.

Tenure: Leasehold

Management Company Details: To be confirmed.

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: A

Energy Rating: E

Services: Mains services include electric with electric central heating, mains water and mains drainage.

All viewings strictly by appointment with the agent Steven Smith Town and Country Estate Agents Ltd 01275 877771

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