



108 Old Street, Clevedon, North Somerset, BS21 6BJ

£235,000

108 is a stunning Victorian semi detached house, located close to the town and its amenities. This house offers generous accommodation with two separate reception rooms, kitchen and two double bedrooms. Inside you will also find many original features.

Outside you have a private rear garden.



- Traditional Victorian House
- Two separate reception rooms
- Rear garden
- Two double bedrooms
- Generous accommodation
- Close to the town centres amenities

Accommodation (all measurements approximate)

GROUND FLOOR

Through a wooden gate a pathway leads to the front door. Front door opens to entrance hall with stairs rising to first floor. Door opens to;

Sitting Room

14' 5" into bay x 11' 9" min 12' max / 11' 2" min (4.39m x 3.58m) Well decorated with elegant ceiling cornice, high moulded skirtings. Bay window which over looks the front garden. A coal effect gas fire. Radiator.



Dining Room

12' 0" x 9' 2" (3.65m x 2.79m) Access to the under stairs storage. Ceiling cornice and high moulded skirtings.



Kitchen

12' 4" x 7' 9" (3.76m x 2.36m) A recently fitted Howdens kitchen with white fronted base and level units working

surfaces, single bowl stainless steel sink. Four ring gas hob and built in oven. Space and plumbing for washing machine, dishwasher and space for fridge freezer. Door opening to the rear garden.



FIRST FLOOR

Landing, an space for an office.

Bedroom 1

12' 1" max 11' 4" min x 12' 0" (3.68m x 3.65m) Part of the chimney breast has natural stone attractive feature. Radiator. Window over looking the front.



Bedroom 2

12' 1" x 9' 9" (3.68m x 2.97m) There is loft access, the loft is part boarded so ideal for storage. Built in wardrobes. Radiator. Window over looking the rear. Lovely wooden flooring. Door leading to;



Bathroom

A white suite of WC, wash hand basin, bath, separate shower cubicle. Boiler. Frosted double glazed window. Wall partially tiled, towel rail radiator.



Outside

The rear gardens has been laid to stone chippings and are an ideal location for your early morning cup of coffee.

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: B

Energy Rating: E

Services: All mains services connected.

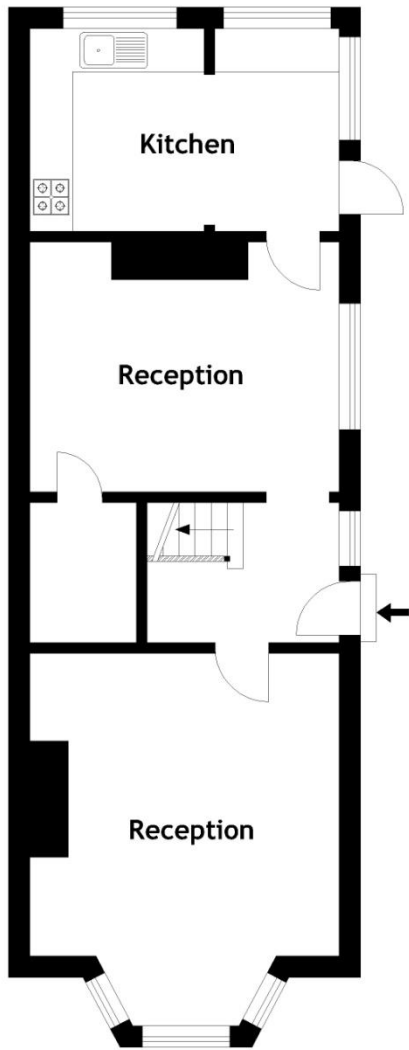
All viewings strictly by appointment with the agent Steven Smith Town and Country Estate Agents Ltd 01275 877771

PLEASE NOTE: 1. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may be available by separate negotiations. We often use a panoramic photo of a location. This is not a view from the property. 2. Any services, heating systems,

appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you. 3. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. 4. The photographs may have been taken using a wide angle lens. 5. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. 6. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property. 7. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer. 8. References to the tenure of a property are based on information provided by the seller. The Agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor



108, Old Street, Clevedon, BS21 6BJ
Approx. Area 443.90 Sq. Ft - 41.20 Sq.M

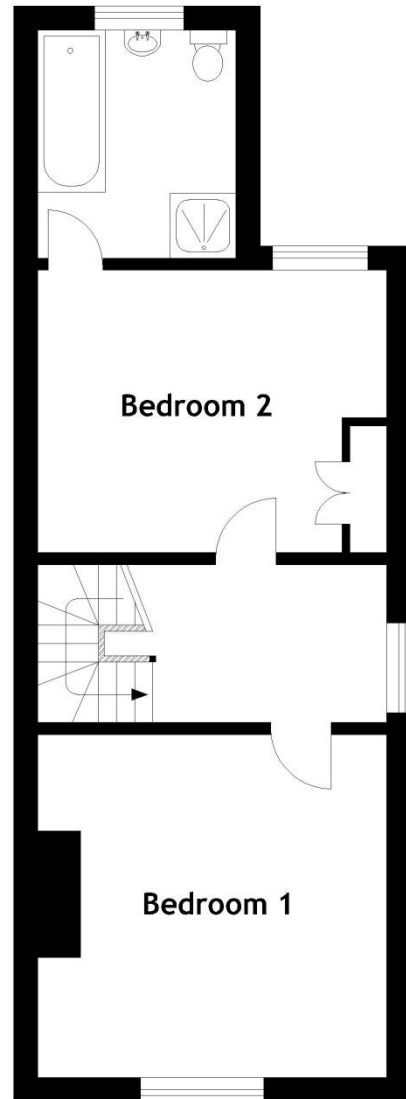


Ground Floor

For illustrative purposes only. Not to scale.
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Floor plan produced by Westcountry EPC.



108, Old Street, Clevedon, BS21 6BJ
Approx. Area 388.20 Sq. Ft - 36.10 Sq.M



First Floor

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