

**STUART
OLIVER**
RESIDENTIAL



185 Claverham Road, Claverham, BS49 4LW
£319,950 Freehold



- Three bedrooms
- Semi detached home
- Through reception/diner
- Fitted kitchen
- Downstairs shower room
- Upstairs wc
- Lovely mature rear garden
- Single garage and car port
- Parking for 2/3 cars
- No onward chain!

A spacious three bedroom semi detached home with a lovely rear garden. The property has two first floor double bedrooms and a wc, whilst downstairs there is a third bedroom, shower room, reception room/diner and a good size kitchen. There is parking for two to three cars and a garage. The village of Claverham is highly sought after with the town of Yatton close by offering a good range of amenities including shops, a supermarket, vets, doctors and a train station. The M5 is a short drive away giving access to the motorway network. There are lovely walks on your doorstep around the surrounding beautiful countryside.

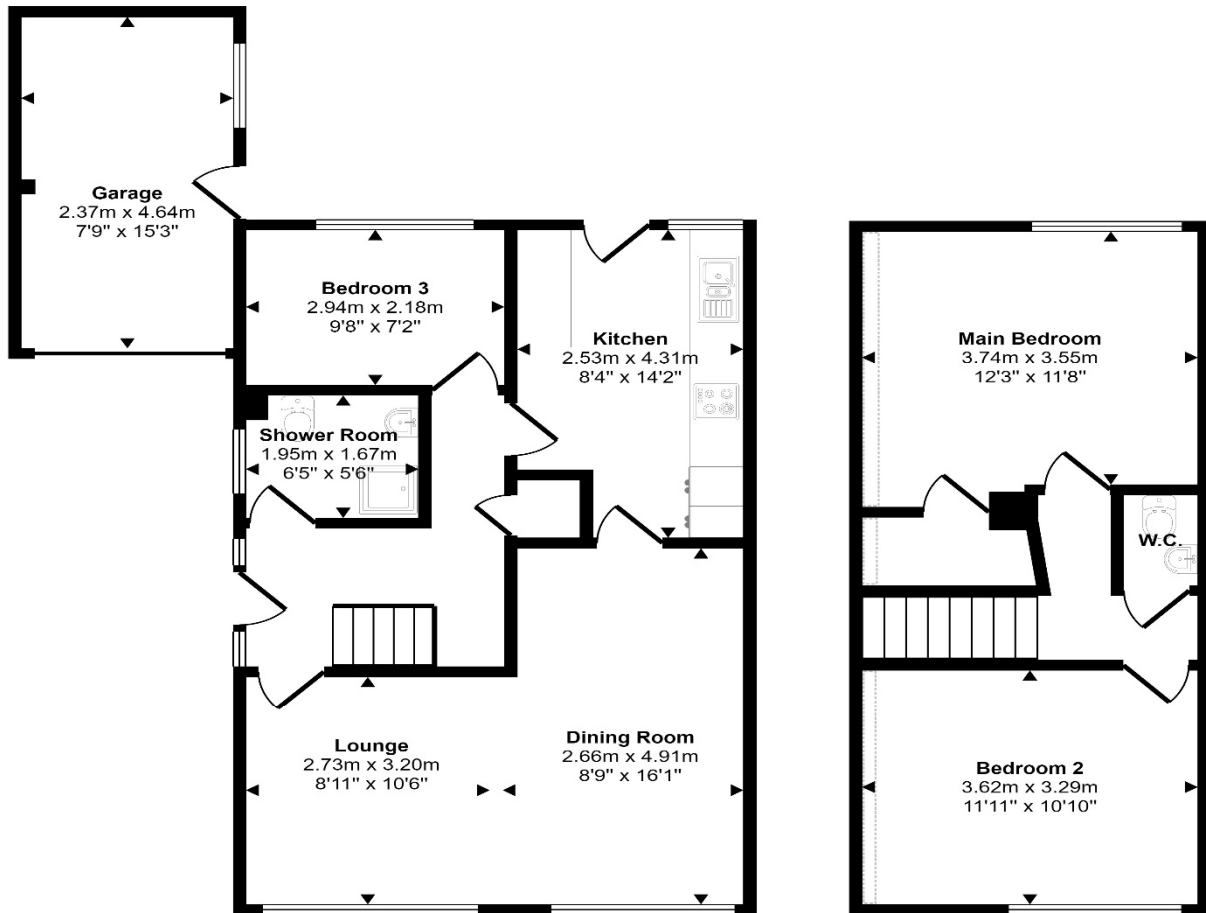




Upon arrival you are greeted by a spacious driveway with parking for a few cars and access to the car port and through to the single garage. Once inside there is a spacious entrance hall with doors to all downstairs rooms. The main reception/dining room is located to the front with two double glazed bayed windows overlooking the front and allowing plenty of natural light. The reception area has stone built display mantles and opens into the dining area which has access to the kitchen. The kitchen is well fitted with a range of wall and base units and ample work tops. There are several built in appliances including a double oven, inset electric hob and an extractor fan over. There is space for an upright fridge/freezer and space and plumbing for a washing machine. The kitchen has a door to the rear garden and also to the entrance hall. The third bedroom is located on the ground floor which could also be used as a study with lovely views over the rear garden. The downstairs shower room has a three piece suit including a corner shower unit, low level wc and a pedestal wash hand basin. The shower room has an obscured window allowing natural light. Upstairs there are two double bedrooms with eves storage cupboards and the master bedroom has an additional walk in cupboard which subject to planning permission and building regulations offers space and scope to create a first floor bathroom. On the first floor there also is a separate wc. Outside there is a lovely rear garden with a large patio area for alfresco dining. The remainder of the garden is well stocked with flowers, shrubs, bushes, trees and a delightful garden pond. To the rear of the garden there is a timber shed and the garden has gated side access and a door to the garage. The garage has an up and over door, power and light. This is a lovely home and a real blank canvas to put your own mark on it. No onward chain!



Approx Gross Internal Area
98 sq m / 1057 sq ft



Ground Floor
Approx 63 sq m / 683 sq ft

First Floor
Approx 35 sq m / 375 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	