



BRICKYARD COTTAGE

CHURCH ROAD, OLDBURY-ON-SEVERN,
BRISTOL, BS35 1QF

Guide Price £450,000+

- FOR SALE BY INFORMAL TENDER - 12 NOVEMBER 2024
- Detached 3-bedroom house for refurbishment
- Delightful setting in the centre of Oldbury-on-Severn
- Scope to extend at the rear
- Driveway, garage and wrap around gardens



Auction & Commercial
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www.maggsandallen.co.uk





BRICKYARD COTTAGE CHURCH ROAD, OLDBURY-ON-SEVERN, BRISTOL, BS35 1QA

Guide Price £450,000+

DESCRIPTION

An exciting opportunity to purchase a three-bedroom detached house in need of refurbishment, occupying a spacious plot of approximately 0.2 acres. The property offers excellent scope to extend (subject to consents) in order to create a superb family home in the heart of Oldbury-on-Severn. Externally, there is a driveway providing off-street parking, a detached garage and extensive wrap around gardens. An ideal renovation project for builders, developers and private buyers seeking a project.

LOCATION

Brickyard Cottage is situated on the corner of Church Road and Westmarsh Lane in the heart of Oldbury-on-Severn, a popular village on the outskirts of Thornbury in South Gloucestershire. The village itself has a Public House, Community Shop, Village Hall, Primary School and Church. The nearby town of Thornbury has a wider range of shopping, educational and recreational facilities including secondary schooling, a sports centre and golf club. Oldbury-on Severn is well placed for travel to Bristol and Gloucester via the A38 and M5/M4 motorway network. There are also a range of country walks nearby including a footpath adjoining the River Severn.

ACCOMMODATION

The property is approached via an entrance porch, which leads to a generous hallway with stairs leading to the first floor. There is a living room with dual aspect windows and a door onto the rear garden, a kitchen diner with a range of wall and base units and a study completes the ground floor accommodation. The first floor provides three good-sized bedrooms and a family bathroom, all set around a central landing.

Please refer to floorplan for approximate room measurements and internal layout.

OUTSIDE

Externally, the property enjoys wrap around gardens to the front, sides and rear along with a driveway providing off-street parking and a detached garage with up and over door. There is excellent scope to extend the property at the rear to provide an additional bedroom and living accommodation, subject to obtaining the necessary planning consents.

SITE BOUNDARIES

Please note that boundary to the West extends beyond the existing fence panels, and is marked by wooden posts.

TENURE

The property is for sale on a freehold basis with vacant possession.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: F

METHOD OF SALE

The property is offered for sale by Informal Tender with a Guide Price of £450,000+. Written offers should be emailed to Rob Ansell - ransell@magsandallen.co.uk by 12 noon on 12th November 2024.

VIEWINGS

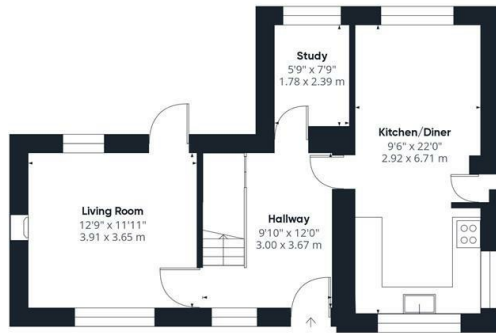
Strictly by appointment with Maggs & Allen - 0117 973 4940





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Ground Floor



Floor 1

Approximate total area[®]
 1038.39 ft²
 96.47 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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