



47 STATION ROAD,  
SEVERN BEACH, BS35 4PL

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GOODMAN  
& LILLEY



A GOLDEN OPPORTUNITY TO ACQUIRE THIS VERY WELL PRESENTED MODERN END TERRACED THREE BEDROOM FAMILY HOME, BUILT BY BOVIS HOME IN THE LATE 1990'S, AND POSITIONED IN A SUPERB POSITION JUST OFF THE SEA FRONT WITH DELIGHTFUL DIRECT VIEWS OVER THE SEVERN ESTUARY AND SEVERN BRIDGE.

**Lounge**

uPVC double glazed window to front aspect, shelving with TV bracket, radiator.

**Kitchen/Diner**

uPVC double glazed window and double doors leading to garden, a mixture of eye level and ground level storage cupboards with roll top work surfaces, stainless steal sink with mixer tap over and drainer, electric hob over oven with extractor. built in dishwasher, space for white goods. cupboard housing boiler, radiator.

**Landing**

uPVC double glazed window to side aspect, loft access, airing cupboard, doors leading to all upstairs rooms.

**Bedroom 1**

uPVC double glazed window to front aspect, radiator, door to storage.

**Bathroom**

Fully tiled bathroom, low level toilet, hand wash basin with waterfall tap, panel bath with waterfall tap, rainfall shower over with mixer bar temperature control, inset shelving, extractor fan.

**Bedroom 2**

uPVC double glazed window to rear aspect, radiator.

**Bedroom 3**

uPVC double glazed window to rear aspect, radiator.

**Rear Garden**

Rear garden is mainly laid to lawn with a patio area, gate leading to side aspect.

**Front Garden**

Parking for up to three vehicles, detached garage adding further storage to the property.

- No onward chain
  - Well appointed kitchen/diner
  - Expansive driveway
  - End plot with room for extension.
- Three bedrooms
  - Gas central heating & double glazing
  - Detached garage
  - Convenient location



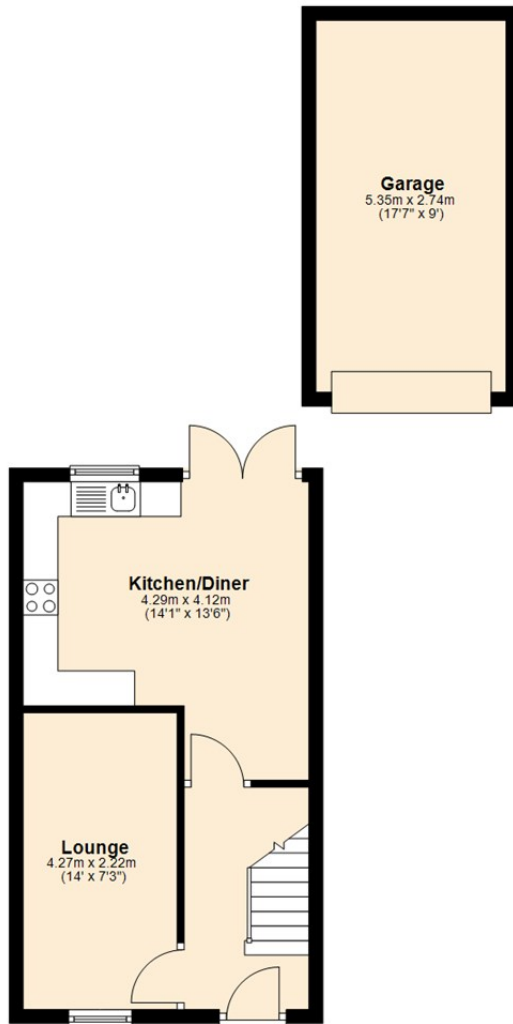
£325,000





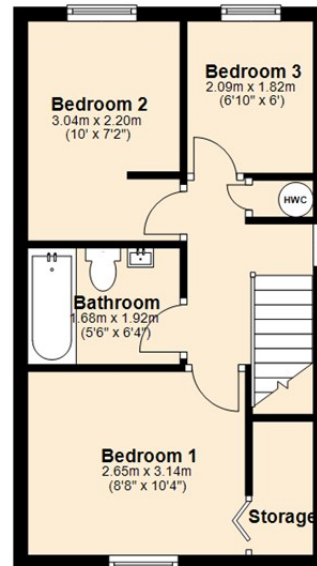
## Ground Floor

Approx. 45.9 sq. metres (494.3 sq. feet)



## First Floor

Approx. 31.2 sq. metres (335.7 sq. feet)



Total area: approx. 77.1 sq. metres (830.0 sq. feet)

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