



30 Prospect Road, Severn Beach, BS35 4QB

£198,000

115 Beach Road, Severn Beach, Bristol, BS35 4PQ

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Viewing by arrangement with Sevenside Estate Agents Ltd

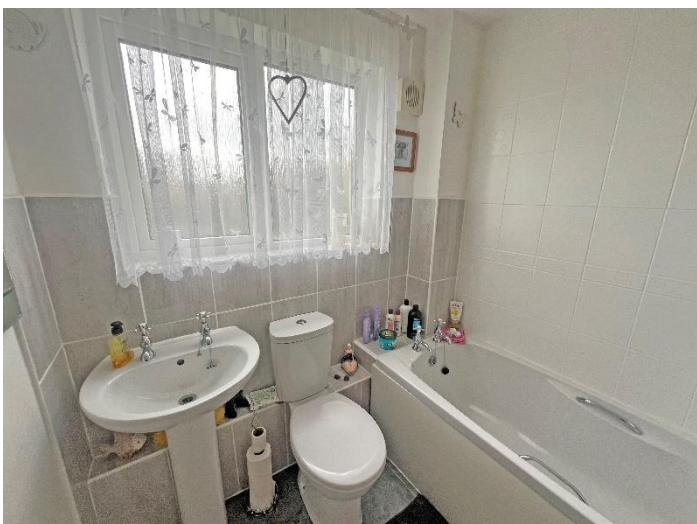
Sevenside Estate Agents are pleased to offer for sale this ground floor flat accessed by its own private entrance. The property has a long lease of 134 years remaining. Ideal for first time buyers or investors looking for a property to let out in an area with a thriving rental market. The property briefly comprises a lounge, kitchen, two double bedrooms and a bathroom. With gas central heating, upvc double glazing, fully enclosed gardens to the front and rear and a garage plus off street parking.



The village of Severn Beach sits on a coastline which is a 'Site of Special Scientific Interest'. The open aspects and beautiful walks along the Severn Estuary make it a perfect spot for walkers and dog owners alike. With local public transport into Bristol via the train or bus links and the close proximity of the M4/M5 interchange make it an ideal location for commuters.



The village itself has a Bakery, Hairdressers, Barbers, Café, Estate Agents and local convenience store with post office facilities. Nearby The Mall at Cribbs Causeway; the premier shopping destination in the South West, is just a 6 mile drive away. Offering a wide range of shops, restaurants and supermarkets plus a cinema, bowling alley, fitness gym and retail parks which cater for all your needs. With 'The Wave', England's first inland-surfing destination and 'Wild Place Project' close by offering great entertainment opportunities for all ages.



Severn Beach has a local school within the village for children of primary school age and falls within the catchment area of Marlwood senior school and has easy access to local colleges and further education facilities.

ENTRANCE PORCH

Via entrance door into porch area, radiator, arch to:

LOUNGE

4.25m x 3.42m (13'11 x 11'2)

With upvc double glazed window to front aspect, radiator, doors to:

KITCHEN

3.07m x 2.69m (10'1 x 8'10)

With upvc double glazed window and door to rear garden, range of wall and base units with worktop over, sink unit with mixer tap over, built in cooker with extractor hood over, space for fridge freezer, space for washing machine.

INNER HALLWAY

With built in storage cupboard and door to wardrobe space, doors to:

BEDROOM ONE

3.43m x 3.26m (11'3 x 10'8)

With upvc double glazed window to front aspect, radiator.

BEDROOM TWO

3.27m x 3.09m (10'9 x 10'1)

With upvc double glazed window to rear aspect, radiator.

BATHROOM

1.92m x 1.88m (6'3 x 6'2)

With upvc obscure double glazed window, bath with shower over, pedestal wash hand basin, wc, radiator.

FRONT

Front garden enclosed by picket fence, mainly laid to lawn with pathway to front door and flower and shrub borders.

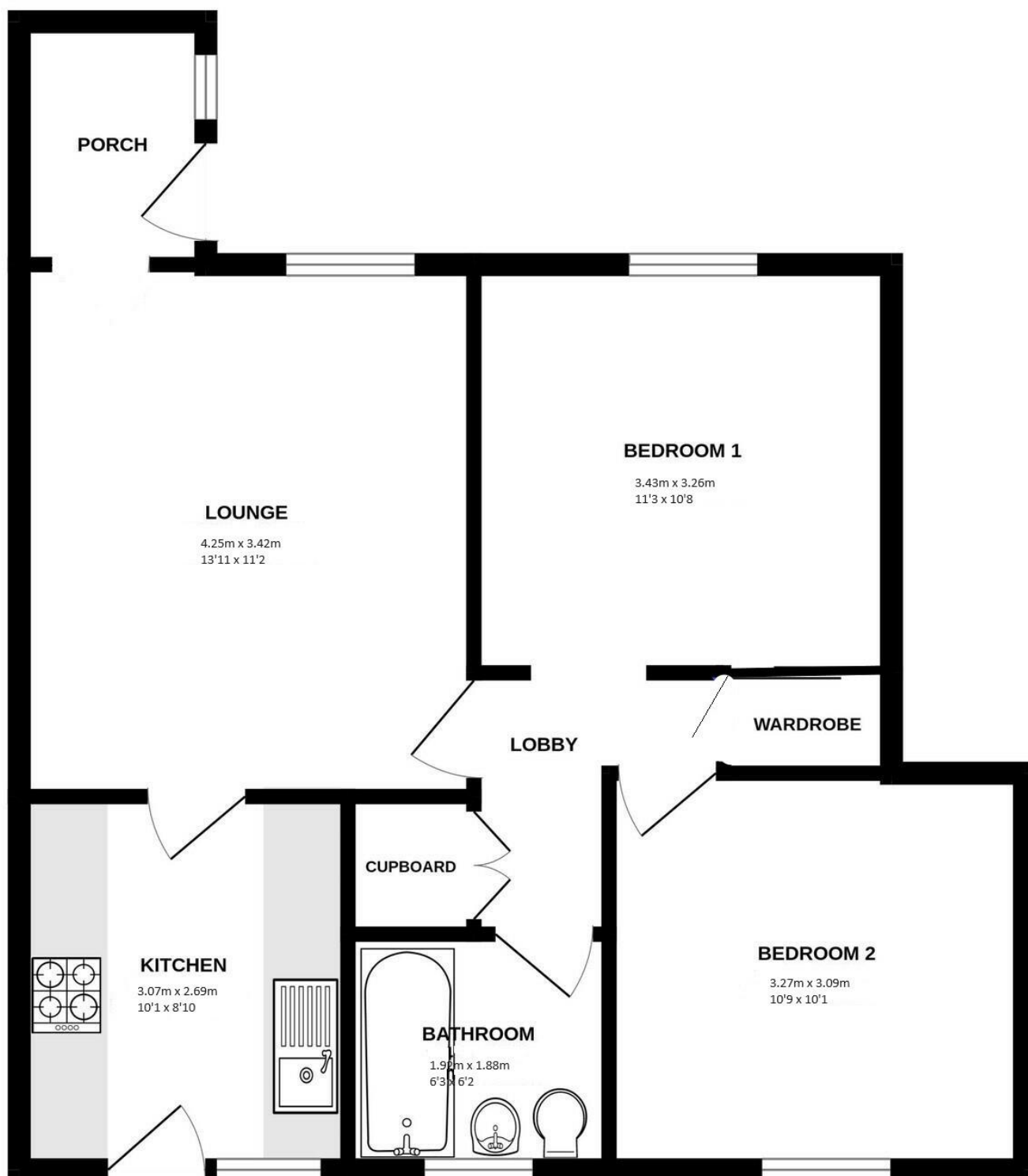
REAR

Fully enclosed garden mainly laid to lawn with patio and decked areas, flower and shrub borders.

GARAGE AND PARKING

With up and over door, off street parking to the front for one vehicle.

30, Prospect Road Severn Beach BRISTOL BS35 4QB		Energy rating <div>D</div>		Score	Energy rating	Current	Potential
Valid until 13 August 2027		Certificate number 0209-2894-7684-9993-6785		92+	A	68 D	76 C
				81-91	B		
				69-80	C		
				55-68	D		
				39-54	E		
				21-38	F		
				1-20	G		
Property type		Ground-floor flat					
Total floor area		53 square metres					



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



TENURE: The vendor has advised us that the property is leasehold.



Purchasers should obtain confirmation of this through their solicitor

1. These details are intended for guidance and to assist you in deciding whether to view the property.
2. Appliances, equipment and services have not been tested by Severnside Estate Agents Ltd. Measurements are not guaranteed.
3. These particulars are provided on the understanding that all negotiations will be done through Severnside Estate Agents Ltd.

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