

Severnside
Estate Agents



97 Gorse Cover Road, Severn Beach, BS35 4NR

£249,900

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

Telephone: 01454 633611 Email: contact@severnsideestateagents.co.uk

Registered Office: Cornerstone House, Midland Way, Thornbury, BS35 2BS

Director: A Coulbèrt

Company Registration Number: 6990304 VAT Registration Number: 185 5475 70

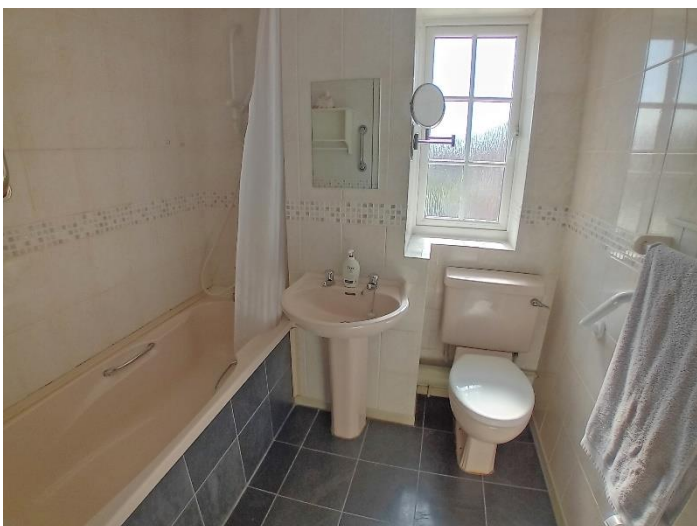
Viewing by arrangement with Sevenside Estate Agents Ltd

Sevenside Estate Agents are pleased to offer for sale this two bedroom semi-detached home in a sought after position which backs onto an open field. Offered for sale with NO CHAIN this property is ideal for families, first time buyers or investors looking for a property in an area offering superb rental potential. The property briefly comprises an entrance hallway, lounge diner, kitchen, two double bedrooms and a family bathroom. Further benefits to this home include a fully enclosed and larger than average rear garden with gated side access, parking to the side of the property for 2/3 vehicles, upvc double glazing and electric heating.

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

Via entrance door to:

HALLWAY

With storage cupboard, heater, stairs to first floor, doors to:

LOUNGE/DINER

4.37m x 3.69m (14'4 x 12'1)

With upvc double glazed patio doors to rear garden, feature fireplace, heater.

KITCHEN

2.80m x 1.76m (9'2 x 5'9)

With upvc double glazed window to front aspect, range of wall and base units with worktop over, sink unit with mixer tap over, built in oven with hob and extractor hood over, space for fridge freezer, space for washing machine.

LANDING

With access to loft, airing cupboard housing hot water tank, doors to:

BEDROOM ONE

3.70m x 2.47m (12'2 x 8'1)

With upvc double glazed window to rear aspect, built in wardrobes, heater.

BEDROOM TWO

2.77m x 2.05m (9'1 x 6'9)

With upvc double glazed window to front aspect, built in wardrobes, heater.

BATHROOM

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

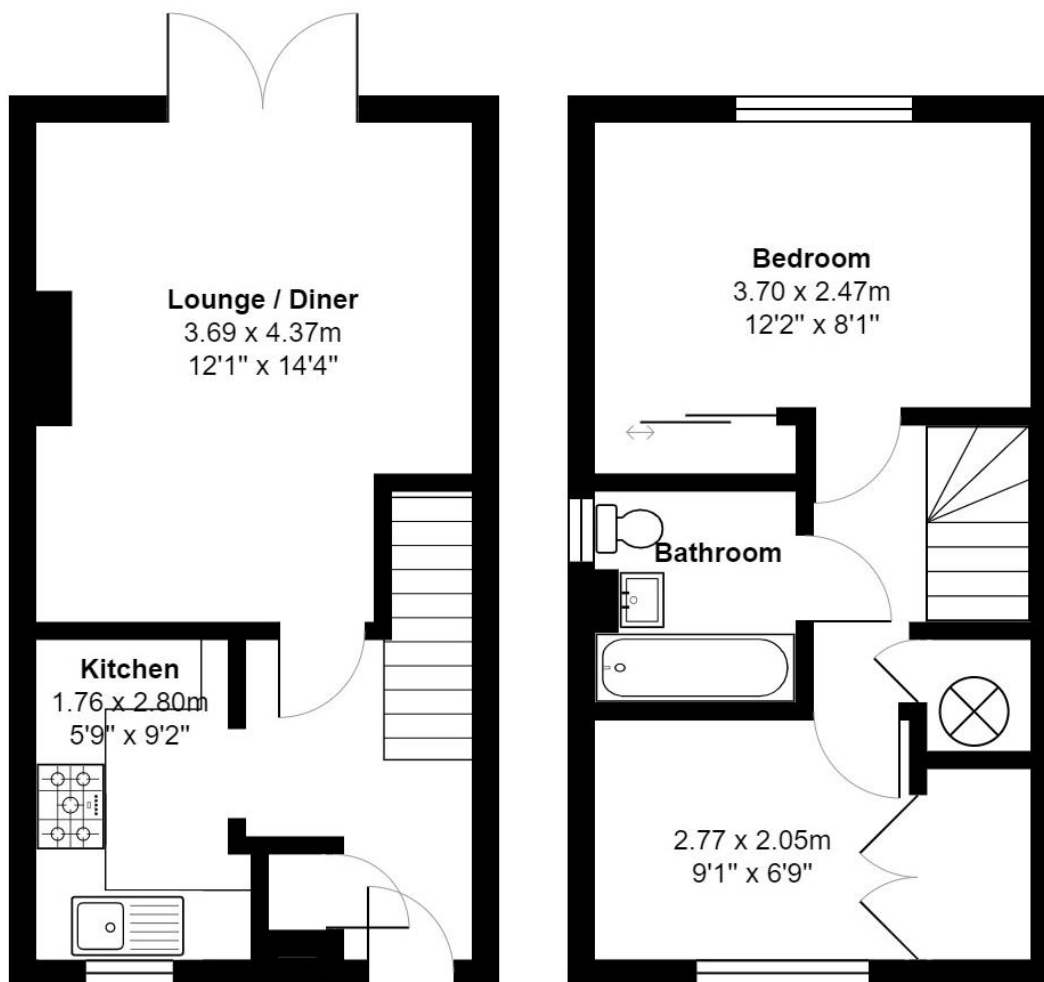
FRONT AND SIDE

With well established flower and shrub borders, pathway to front door, off street parking for two/three vehicles, gated side access to rear garden.

REAR

Fully enclosed garden with patio, gravel, decking and Astroturf areas, well established flower and shrub borders.





97 Gorse Cover Road
Severn Beach
BRISTOL
BS35 4NR

Energy rating
D

Valid until
9 June 2034

Certificate number
0390-2630-9360-2894-8825

Property type	Semi-detached house
Total floor area	56 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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

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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