

Severnside
Estate Agents



236 Gorse Cover Road, Severn Beach, BS35 4NT

£265,000

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

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Viewing by arrangement with Sevenside Estate Agents Ltd

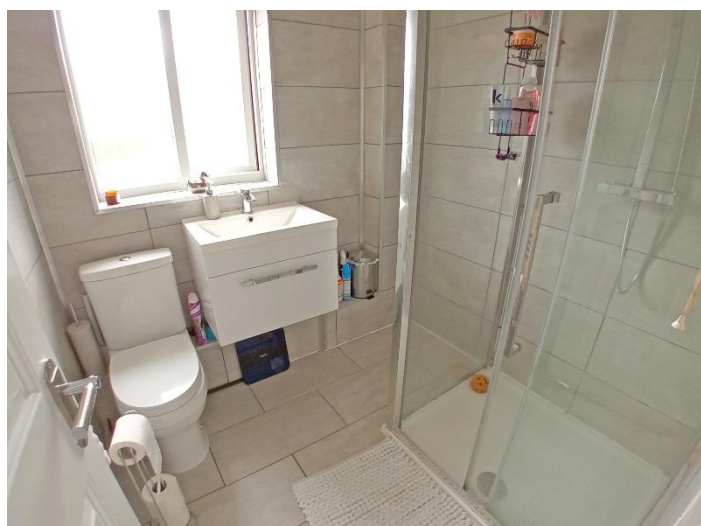
Sevenside Estate Agents are pleased to offer for sale with NO CHAIN this semi-detached property which is beautifully presented throughout. Briefly comprising kitchen, lounge/diner, downstairs cloakroom, three bedrooms and a shower room. With enclosed gardens, parking, gas central heating and upvc double glazing to further compliment this property, viewings are strongly advised to fully appreciate this stunning home.



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 'Bristol Zoo 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 upvc double glazed entrance door to:

HALLWAY

Stairs to first floor, doors to:

KITCHEN

2.55m x 2.54m (8'4 x 8'4)

With upvc double glazed window to front aspect, range of modern wall and base units with worktop over, stainless steel 1½ bowl sink unit with mixer tap over, integral oven with hob and extractor fan over, space for fridge freezer, space for dishwasher, space for washing machine, combination boiler.

LOUNGE/DINER

4.60m x 4.42m max (15'1 x 14'6 max)

With upvc double glazed window and upvc double doors to rear garden, understairs storage cupboard, radiator x 2.

DOWNSTAIRS CLOAKROOM

With upvc double glazed obscure window, vanity unit with inset wash hand basin, wc, built in shelving unit.

LANDING

With upvc double glazed window to side, access to loft, doors to:

BEDROOM ONE

3.03m x 2.54m (9'11 x 8'4)

With upvc double glazed window to front aspect, radiator.

BEDROOM TWO

2.50m x 2.46m (8'2 x 8'1)

With upvc double glazed window to rear aspect, built in wardrobe, radiator.

BEDROOM THREE

2.28m x 1.97m (7'6 x 6'5)

With upvc double glazed window to rear aspect, radiator.

SHOWER ROOM

2.50m x 2.46m (8'2 x 8'1)

With upvc obscure double glazed window, shower cubicle with shower, vanity unit with inset wash hand basin, wc, heated towel rail.

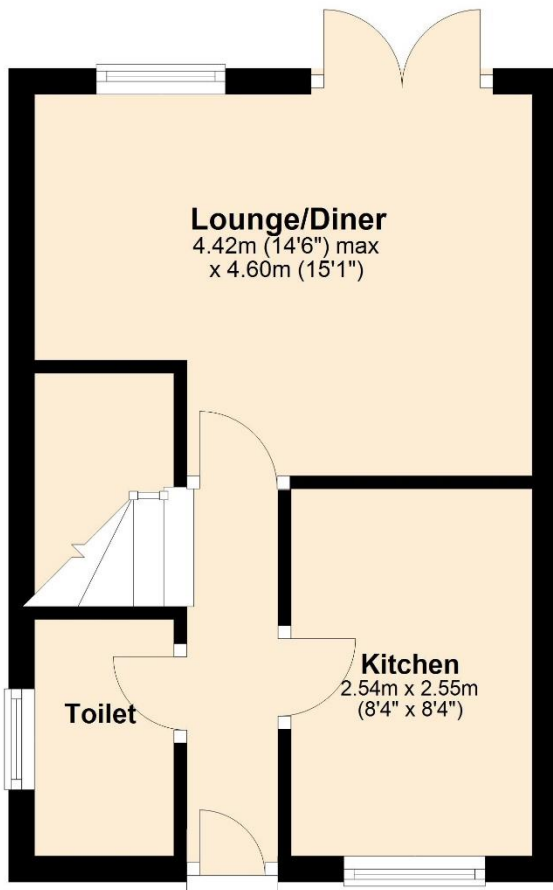
FRONT

Mainly laid to lawn with paved area to front door, allocated parking.

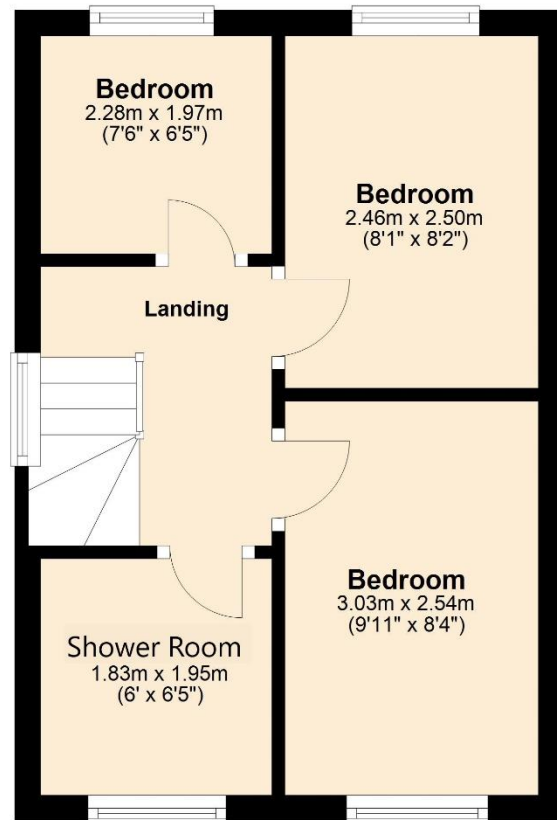
REAR

Fully enclosed garden with decking area, paving and artificial grass, gated side access.

Ground Floor



First Floor



236, Gorse Cover Road Severn Beach BRISTOL BS35 4NT		Energy rating D
Valid until 31 July 2024	Certificate number 7108-9003-7233-2254-9930	

Property type Semi-detached house

Total floor area 65 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	66 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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