

*Sevenside*  
*Estate Agents*



**1 Albert Road, Severn Beach, Bristol, BS35 4PT**

**£360,000**

**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 semi-detached home set within an enclosed corner plot garden with the potential to extend subject to relevant planning permissions. With generous and versatile living accommodation to the ground floor including an entrance hall, lounge, kitchen diner, utility/storage area and cloakroom. The first floor comprises three spacious bedrooms and a family bathroom. With the further benefits of upvc double glazing, gas central heating, fully enclosed rear and side gardens plus a driveway providing off street parking for multiple vehicles.



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 entrance door to:

## **HALLWAY**

With stairs to the first floor, radiator, doors to:

## **LOUNGE**

**4.18m x 3.30m (13'9 x 10'10)**

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

## **KITCHEN**

**4.46m x 2.68m (14'8 x 8'10)**

With upvc double glazed window to front aspect, range of wall and base units with worktop over, sink unit with mixer tap over, space for cooker with extractor hood over, space for washing machine, combination boiler.

## **DINING ROOM**

**3.50m x 2.96m (11'6 x 9'9)**

With upvc double glazed double doors to rear garden.

## **UTILITY/STORAGE AREA WITH CLOAKROOM**

With upvc double glazed windows, space for appliances and storage, wc, doors to front and rear of property.

## **LANDING**

With upvc double glazed window to front, doors to:

## **BEDROOM ONE**

**4.17m x 3.28m (13'8 x 10'9)**

With upvc double glazed window to rear aspect, radiator.

## **BEDROOM TWO**

**3.58m x 3.28m (11'9 x 10'9)**

With upvc double glazed windows to rear and side aspects, radiator.

## **BEDROOM THREE**

**3.10m x 2.14m (10'2 x 7')**

With upvc double glazed window to front aspect, radiator.

## **BATHROOM**

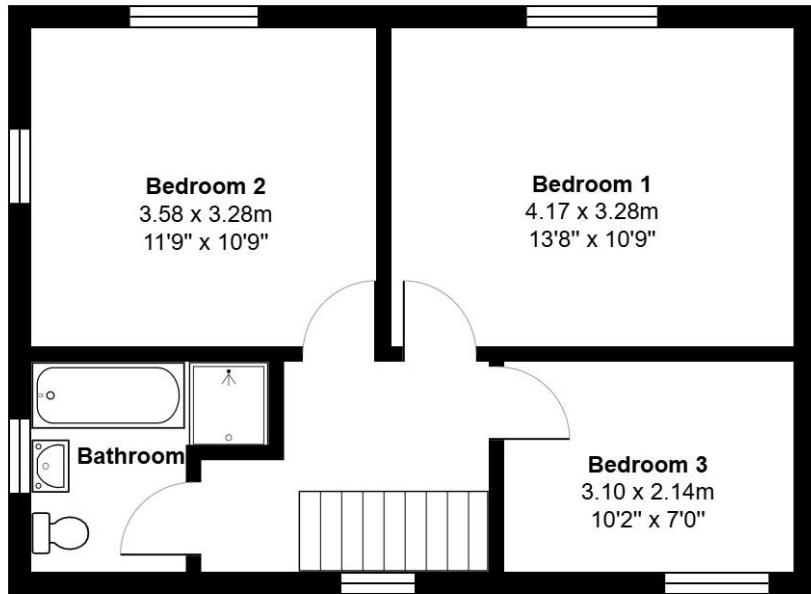
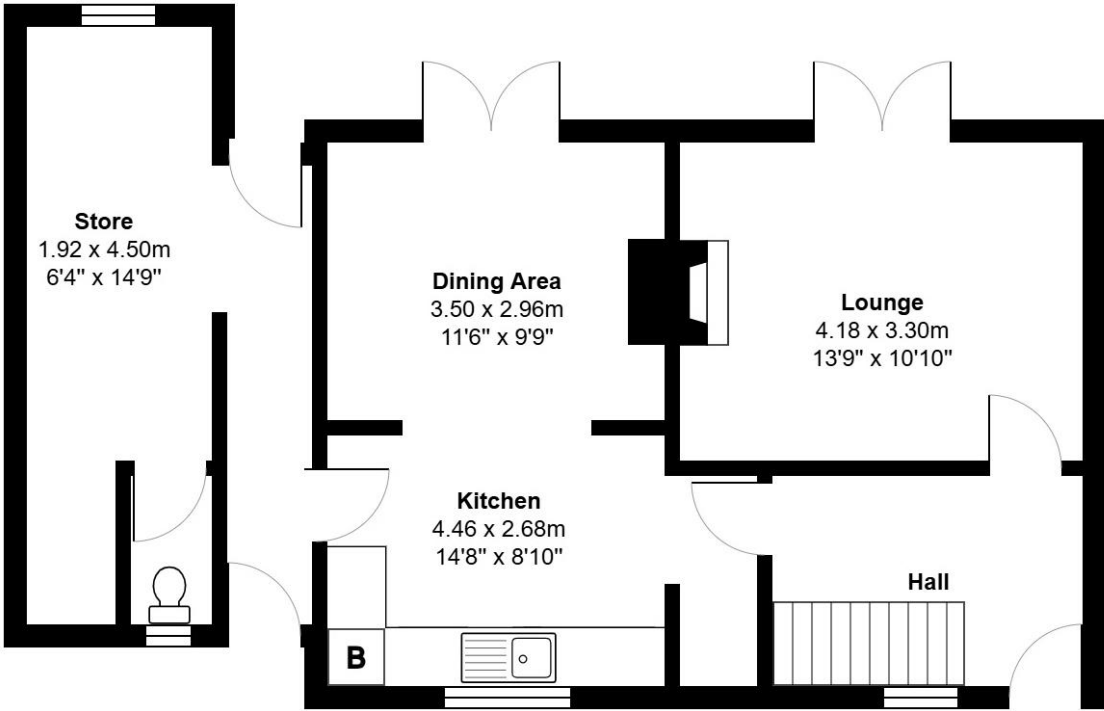
With upvc obscure double glazed window, bath, shower cubicle with shower, vanity unit with inset wash hand basin, wc.

## **FRONT**

Driveway providing off street parking for multiple vehicles, garden area with shrubs and bushes, gated access to the rear garden.

## **REAR**

Fully enclosed gardens mainly laid to lawn with patio area and well established shrub and flower borders.





1 Albert Road Severn Beach BRISTOL BS35 4PT		Energy rating <b>D</b>
Valid until <b>10 December 2034</b>	Certificate number <b>0634-3922-7409-0679-4292</b>	

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>82 B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	<b>64 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**Property type** Semi-detached house

**Total floor area** 88 square metres



**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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