



**248 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 this end of terrace home set in a lovely position within the popular Gorse Cover Road. The property briefly comprises an entrance hallway, kitchen, lounge diner, downstairs cloakroom, understairs storage cupboard providing area for washing machine, three bedrooms and a family bathroom. With the further benefits of a fully boarded loft with light and ladder, upvc double glazing, gas central heating, fully enclosed rear garden and a driveway providing parking for two 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 first floor, 'Travertine' tiled floor and doors to:

## **KITCHEN**

**2.6m x 2.5m (8'6 x 8'2)**

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 cooker with extractor hood over, space for fridge freezer, space for dishwasher, 'Worcester' combination boiler (approx. 2 years old).

## **DOWNSTAIRS CLOAKROOM**

Wash hand basin, WC, extractor fan, 'Travertine' tiled floor and radiator.

## **LOUNGE/DINER**

**4.55m x 4.44m (14'11 x 14'7)**

With upvc double glazed window to rear aspect, upvc double glazed French doors to rear garden, built in understairs cupboard with space for washing machine, 'Travertine' tiled floor radiator x2.

## **LANDING**

With access to loft, built in airing cupboard, doors to:

## **BEDROOM ONE**

**4.08m x 2.48m (13'5 x 8'2)**

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

## **BEDROOM TWO**

**3m x 2.48m (9'10 x 8'2)**

With upvc double glazed window to front aspect, radiator.

## **BEDROOM THREE**

**2.32m x 1.99m (7'7 x 6'6)**

With upvc double glazed window to rear aspect, radiator.

## **BATHROOM**

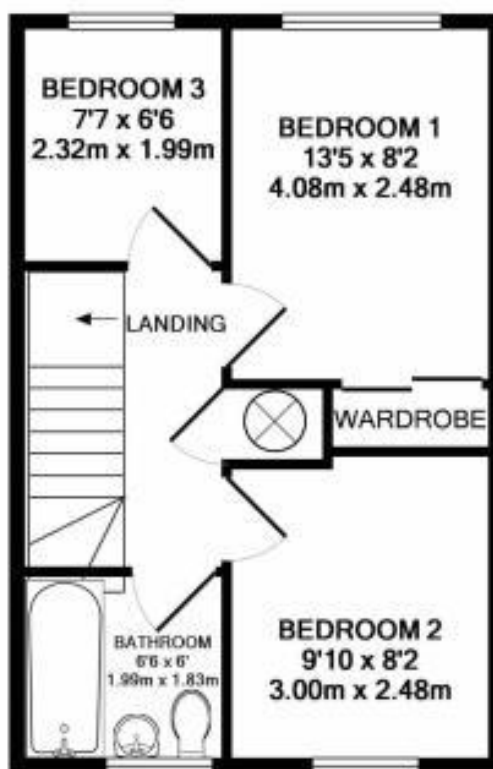
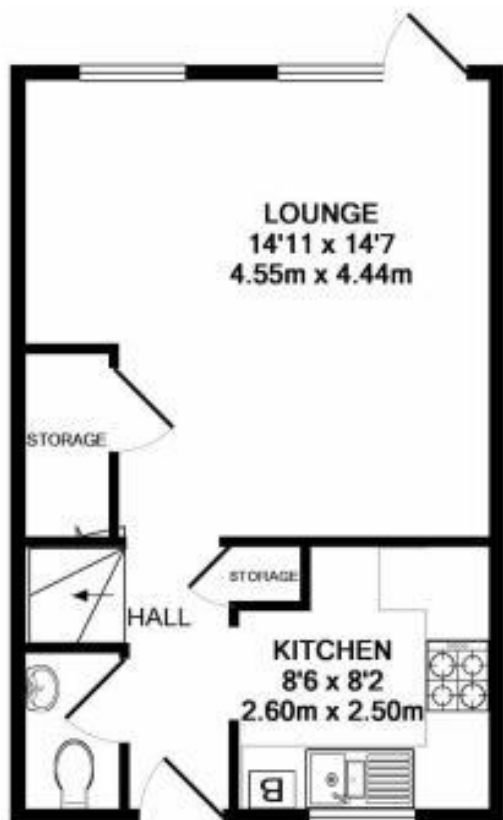
With upvc obscure double glazed window, bath with shower over, pedestal wash hand basin, wc, radiator.

## **FRONT**

Front garden area with gated pathway leading to front door, off street parking for two cars.

## **REAR**

Gated side access, mainly laid to lawn with shrub borders and a patio area.



TOTAL APPROX. FLOOR AREA 692 SQ.FT. (64.2 SQ.M.)

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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248 Gorse Cover Road Severn Beach BRISTOL BS35 4NT	
Energy rating <b>C</b>	
Valid until <b>2 February 2035</b>	Certificate number <b>0470-3023-5202-7625-3204</b>

Property type	End-terrace house
Total floor area	65 square metres

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>88 B</b>
69-80	<b>C</b>	<b>75 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



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

Purchasers should obtain confirmation of this through their solicitor

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

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