



49 Beach Road, Severn Beach, BS35 4PE

£249,000

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 well-proportioned mid terrace home, situated on a popular road with views to the front of open green space and towards the Estuary and Severn Bridge. The property briefly comprises an entrance hall with stairs leading to the first floor, lounge, kitchen diner, three bedrooms and a bathroom. With the further benefits of a garden area to the front of the property offering potential for off street parking if required and subject to the relevant permissions, a fully enclosed rear garden with double gates giving access from the rear to off street parking, upvc double glazing and gas central 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 '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, radiator, door to:

LOUNGE

4.22m x 3.46m (13'10 x 11'4))

With upvc double glazed window to front aspect, feature fireplace, radiator, door to:

KITCHEN/DINER

4.44m x 2.48m (14'7 x 8'2)

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, space for cooker, space for fridge freezer, space for washing machine, door to understairs storage cupboard.

LANDING

With access to loft, doors to:

BEDROOM ONE

3.72m x 2.54m (12'2 x 8'4)

With upvc double glazed window to front aspect, storage cupboard housing combination boiler, radiator.

BEDROOM TWO

3m x 2.54m (9'10 x 8'4)

With upvc double glazed window to rear aspect, radiator.

BEDROOM THREE

2.28m x 1.8m (7'6 x 5'11)

With upvc double glazed window to front aspect, radiator.

BATHROOM

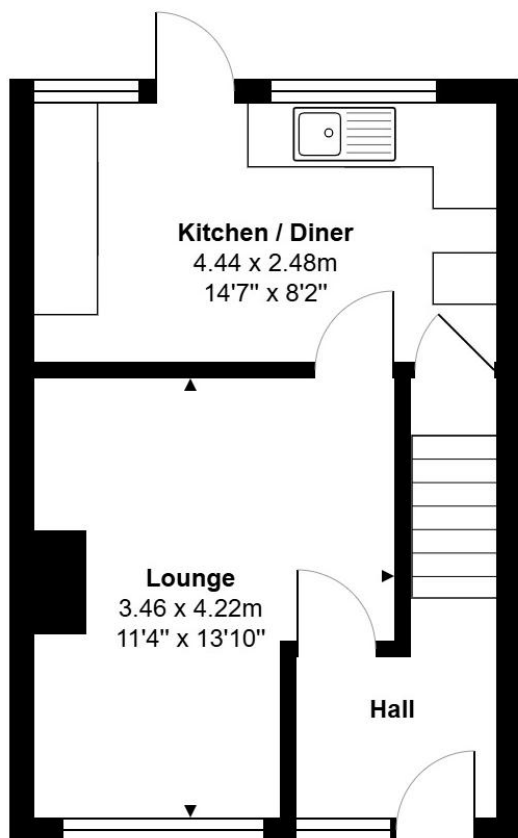
With upvc obscure double glazed window, bath with shower over, vanity unit with inset wash hand basin, wc, radiator.

FRONT

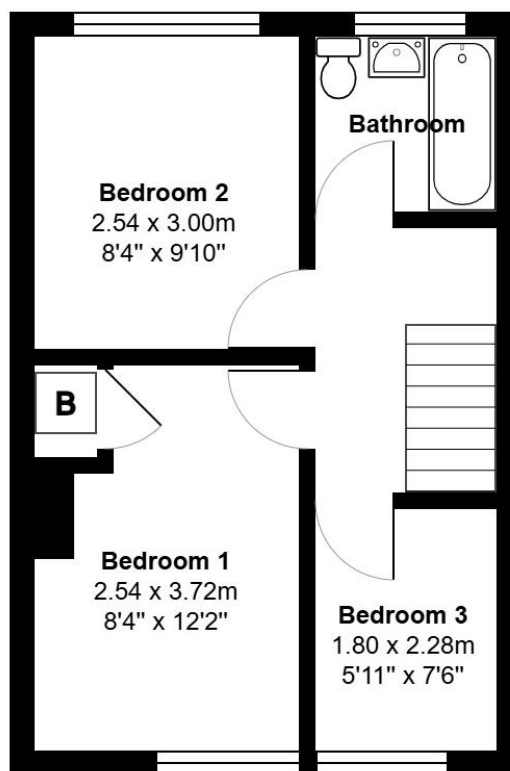
Enclosed with gated access and path to front door, mainly laid to lawn.

REAR

Fully enclosed garden with decking and gravel areas, double gates giving access from the rear to off street parking, outside tap.



Area: 30.5 m² ... 328 ft²



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49 Beach Road Severn Beach BRISTOL BS35 4PE		Energy rating C
Valid until	Certificate number	
10 February 2035	5735-6622-8400-0729-6296	

Property type	Mid-terrace house
Total floor area	61 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	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

- 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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