



**3 Victoria Crescent, Severn Beach BS35 4PS**

**Offers over £200,000**

**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 detached bungalow which is tucked away at the bottom of a cul-de-sac. Set on a corner plot the property briefly comprises an entrance hallway, lounge diner, kitchen, conservatory, two bedrooms and a wetroom. With gardens to the front and rear plus a driveway to the side providing off street parking. Further benefits include upvc double glazing and gas central heating. Please note that the property is of non-standard construction so would be available for CASH BUYERS only.



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**

With doors to:

## **LOUNGE/DINER**

**4.65m x 6.38m (15'3" x 20'11") L - SHAPE**

With upvc double glazed windows to side aspect, upvc French doors to front aspect, upvc French doors to conservatory, feature fireplace, radiator x2.

## **KITCHEN**

**2.28m x 2.58m (7'6" x 8'6")**

With upvc double glazed window and door to conservatory, wall and base units with worktop over, sink unit, space for cooker, space for fridge, space for washing machine, radiator.

## **CONSERVATORY**

**4.54m x 2.26m (14'11" x 7'5")**

Hardwood construction, doors to rear garden.

## **BEDROOM ONE**

**3.36m x 3.21m (11' x 10'6")**

With upvc double glazed window to front aspect, radiator.

## **BEDROOM TWO**

**3.36m x 2.97m (11' x 9'9")**

With upvc double glazed window to rear aspect, radiator.

## **WETROOM**

**1.84m x 1.68m (6' x 5'6")**

With upvc obscure double glazed window, shower, pedestal wash hand basin, wc, heated towel rail.

## **FRONT**

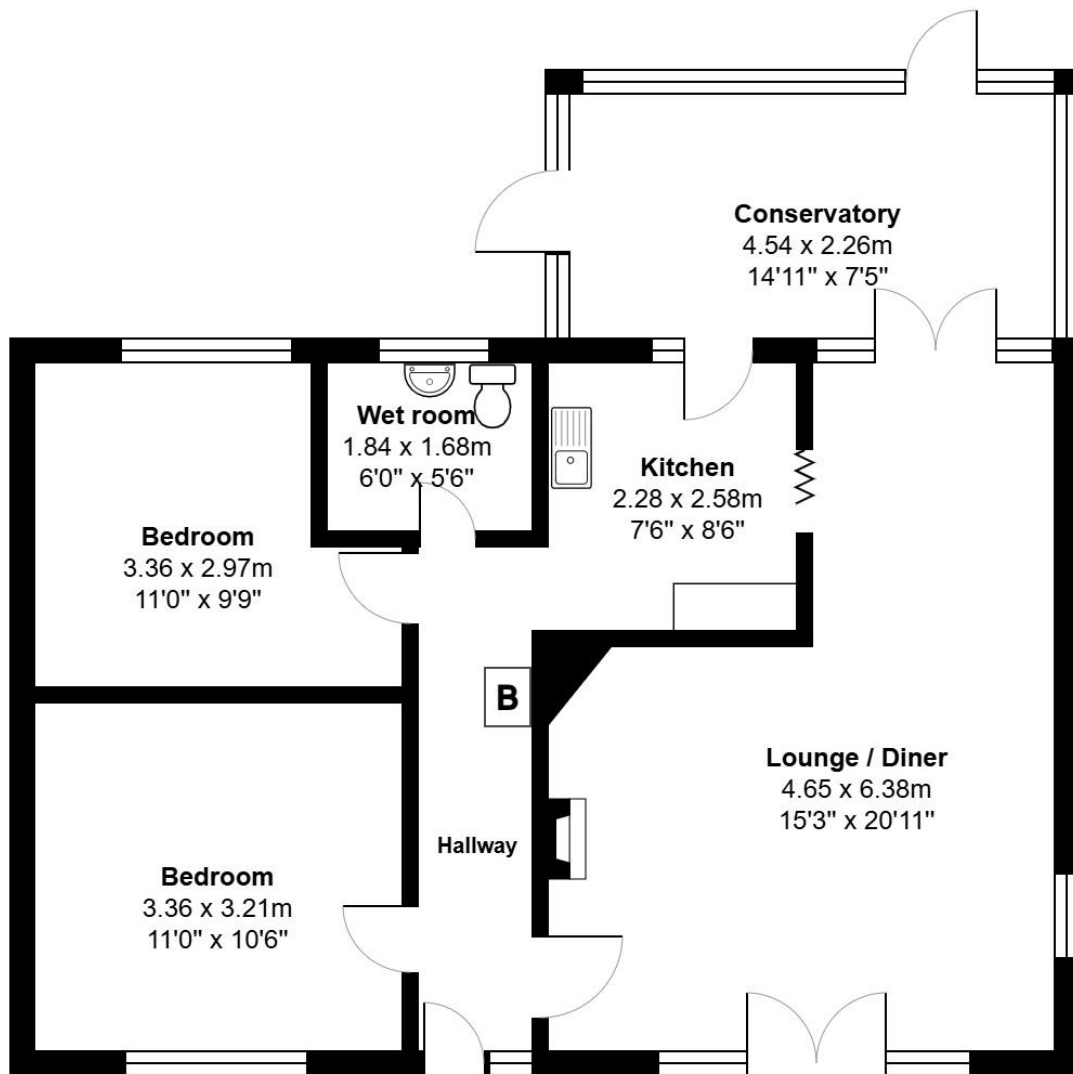
Enclosed garden area mainly laid to lawn with selection of shrubs and trees, pathway to front door.

## **REAR**

Enclosed garden mainly laid to lawn with patio area, greenhouse, gated side access.

## **DRIVEWAY**

To side of property providing off street parking for several vehicles.



3 Victoria Crescent Severn Beach BRISTOL BS35 4PS		<b>Energy rating</b> <b>D</b>
Valid until	Certificate number	
9 March 2035	4700-8602-0822-6497-3753	

Property type	Detached bungalow
Total floor area	60 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 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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