



**47 Gorse Cover Road, Severn Beach, BS35 4NR**

**£205,000**

**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 beautifully presented one bedroom, back to back house. Immaculate throughout the property comprises a lounge, fitted kitchen, double bedroom and shower room. With upvc double glazing, gas central heating, allocated parking, a fully enclosed garden and views over open countryside.



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 entrance door to:

## LOUNGE

**4.19m x 3.48m (13'9 x 11'5)**

With upvc double glazed window to garden and views over open countryside, stairs to first floor, radiator, arch to:

## KITCHEN

**3.48m x 2.23m (11'5 x 7'4)**

With upvc double glazed window to rear aspect to garden, range of wall and base units with worktop over, 1½ bowl sink unit with mixer tap over, space for cooker with extractor hood over, integral dishwasher, space for fridge freezer, space for washing machine.

## LANDING

With access to loft space containing combination boiler, doors to:

## BEDROOM ONE

**3.48m x 3.5m (11'6 x 11'5)**

With upvc double glazed window, large storage cupboard, radiator.

## BATHROOM

**2.37m x 1.64m (7'9 x 5'5)**

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

## GARDEN

Fully enclosed garden with patio area and artificial lawn, garden shed, outside storage cupboard, outside lighting, electric sun canopy with remote control.

## PARKING

Allocated parking space

47, Gorse Cover Road Severn Beach BRISTOL BS35 4NR		Energy rating  C
Valid until  30 May 2026	Certificate number  8506-7025-4910-2569-5976	

Property type	End-terrace house
Total floor area	45 square metres

Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>95 A</b>
81-91	<b>B</b>		
69-80	<b>C</b>	<b>69 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

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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