



41a Ableton Lane, Severn Beach, BS35 4PP

£288,000

115 Beach Road, Severn Beach, Bristol, BS35 4PQ

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Viewing by arrangement with Severnside Estate Agents Ltd

Severnside Estate Agents are pleased to offer for sale with NO CHAIN this semi-detached home situated in a quiet cul de sac location. The property briefly comprises an entrance hallway, downstairs cloakroom, re-fitted kitchen, lounge diner, three bedrooms and a re-fitted family bathroom. Further benefits to this home include a fully enclosed rear garden with gated side access, driveway to the front providing off street parking, garage, 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 upvc double glazed window to side aspect, stairs to first floor, radiator, doors to:

DOWNSTAIRS CLOAKROOM

With wash hand basin, wc, radiator.

LOUNGE/DINER

5.23m x 3.45m (17'2 x 11'4)

With upvc double glazed window to rear aspect, upvc double glazed patio doors to rear garden, feature fireplace, radiator x2.

KITCHEN

3.05m x 2.67m (10' x 8'9)

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 oven with hob and extractor hood over, space for fridge freezer, space for washing machine, space for dishwasher, combination boiler.

LANDING

With access to loft, radiator, doors to:

BEDROOM ONE

3.53m x 3.05m (11'7 x 10')

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

BEDROOM TWO

3.05m x 2.95m (10' x 9'8)

With upvc double glazed window to front aspect, radiator.

BEDROOM THREE

2.54m x 2.08m (8'4 x 6'10)

With upvc double glazed window to rear aspect, radiator.

BATHROOM

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

FRONT

Driveway providing off street parking and access to garage. Gated side access to rear garden.

REAR

Fully enclosed garden mainly laid to lawn with patio area.

GARAGE

With up and over door, power and light.



41a Ableton Lane Severn Beach BRISTOL BS35 4PP		Energy rating D
Valid until	Certificate number	
17 August 2032	9935-0006-4208-5962-4204	

Property type Semi-detached house

Total floor area 74 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 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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