



176 Gorse Cover Road, Severn Beach, BS35 4QF

Offers over £240,000

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 well presented, low maintenance home which is situated in a popular location. The property briefly comprises a lounge, kitchen diner, two bedrooms and family bathroom. With gas central heating plus a fully enclosed rear garden with gated access and off street parking to the front. The gutters, downpipes, fascias, composite front door, upvc double glazed windows and rear French doors were all replaced only 2½ years ago. The perfect opportunity for first time buyers or investors looking for a property in an area with a strong rental market. Viewings are strongly advised.



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 composite entrance door to:

LOUNGE

4.26m max x 4.04m (14 max x 13'3)

With upvc double glazed window to front aspect, stairs to first floor, feature fireplace, understairs storage cupboard, radiator.

KITCHEN/DINER

4.26m x 2.48m (14' x 8'2)

With upvc double glazed window to rear aspect, patio doors leading to rear garden, range of wall and base units with worktop over, stainless steel single drainer sink unit with mixer tap over, space for cooker, built in hob with extractor fan over, space for fridge freezer, space for washing machine, gas convection boiler (less than three years old), radiator.

LANDING

Access to part boarded loft space, doors to:

BEDROOM ONE

3.45m x 3.18m (11'4 x 10'5)

With upvc double glazed window to front aspect, built in wardrobes, storage cupboard, radiator.

BEDROOM TWO

3.06m x 2.45m (10'1 x 8'1)

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

BATHROOM

2.09m x 1.71m (6'10 x 5'7)

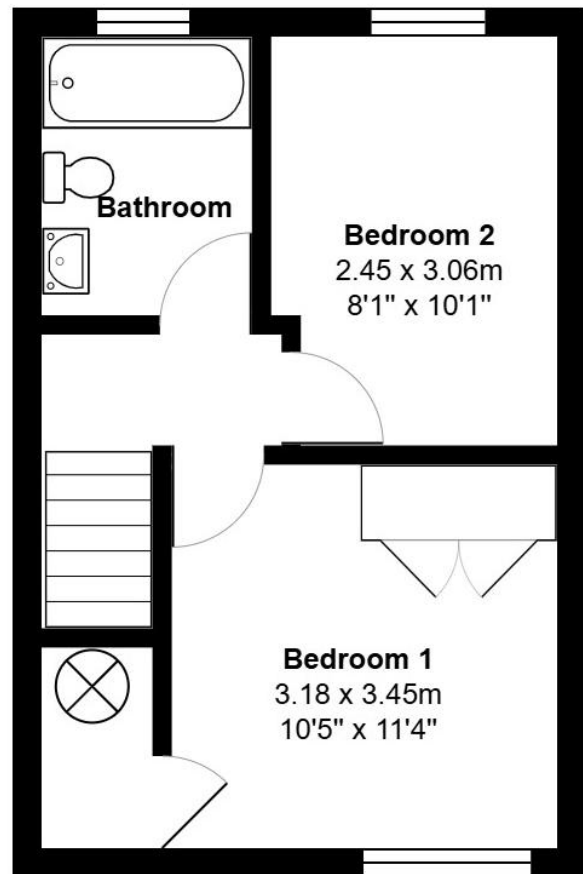
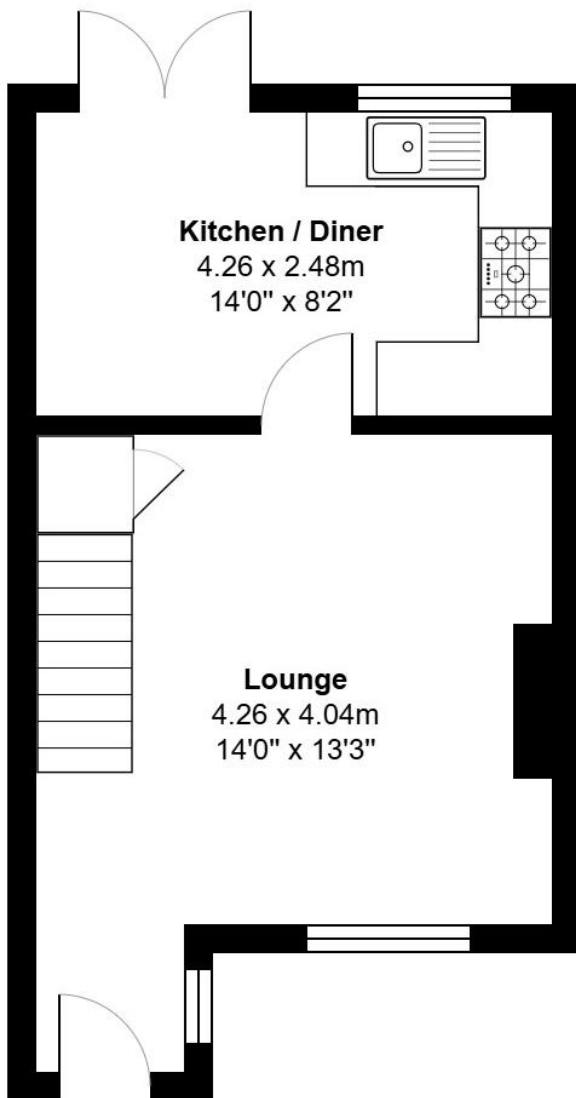
With upvc obscure double glazed window, bath with electric shower over, vanity unit with inset wash hand basin, wc, radiator.

FRONT

With gravel area, pathway to front door, off street parking for two vehicles.

REAR

Fully enclosed rear garden with patio and artificial lawn, gated rear access, outside tap.



176 Gorse Cover Road Severn Beach BRISTOL BS35 4NT		Energy rating C
Valid until	Certificate number	
14 April 2035	5835-1324-7200-0245-3292	

Property type Mid-terrace house

Total floor area 58 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 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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