



23 Riverside Park, Severn Beach, BS35 4PN
£359,950

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 beautifully presented, detached property situated in the ever popular Riverside Park with views over the Severn estuary. This family home briefly comprises an entrance porch, downstairs cloakroom, lounge, dining room, conservatory, kitchen, three bedrooms with an ensuite shower room to the master bedroom plus a family bathroom. Further benefits include fully enclosed gardens to the rear with gated access from both sides of the house, an integral garage and driveway providing off street parking, gas central heating and upvc double glazing.



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 'Wild Place 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 garage and:

DOWNSTAIRS CLOAKROOM

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

LOUNGE

4m x 3.9m (13'3 x 12'9)

With upvc double glazed window to front aspect, stairs to first floor, door to understairs storage cupboard, radiator x2.

DINING ROOM

2.8m x 2.3m (9'2 x 7'6)

With upvc double glazed French doors to conservatory, radiator.

CONSERVATORY

3.4 x 3.1m (11'1 x 10'2)

With upvc double glazed windows and French doors to rear garden, tiled floor.

KITCHEN

3.5m x 2.8m (11'7 x 9'2)

With upvc double glazed window to rear aspect, upvc double glazed door to side, range of wall and base units with worktop over, sink unit with mixer tap over, built in oven, space for washing machine, space for fridge, breakfast bar, radiator.

LANDING

With upvc double glazed window to side aspect, two storage cupboards, access to loft space with built in loft ladder.

BEDROOM ONE

3.8m x 2.8m (12'6 x 9'4)

With upvc double glazed window to rear aspect with views over the Severn estuary, radiator, door to:

ENSUITE

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

BEDROOM TWO

3.2m x 2.6m (10'5 x 8'6)

With upvc double glazed window to front aspect with views over the Severn estuary, storage cupboard, radiator.

BEDROOM THREE

2.7m x 2.2m (8'9 x 7'3)

With upvc double glazed window to front aspect with views over the Severn estuary, 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, gated side access to rear garden, access to garage.

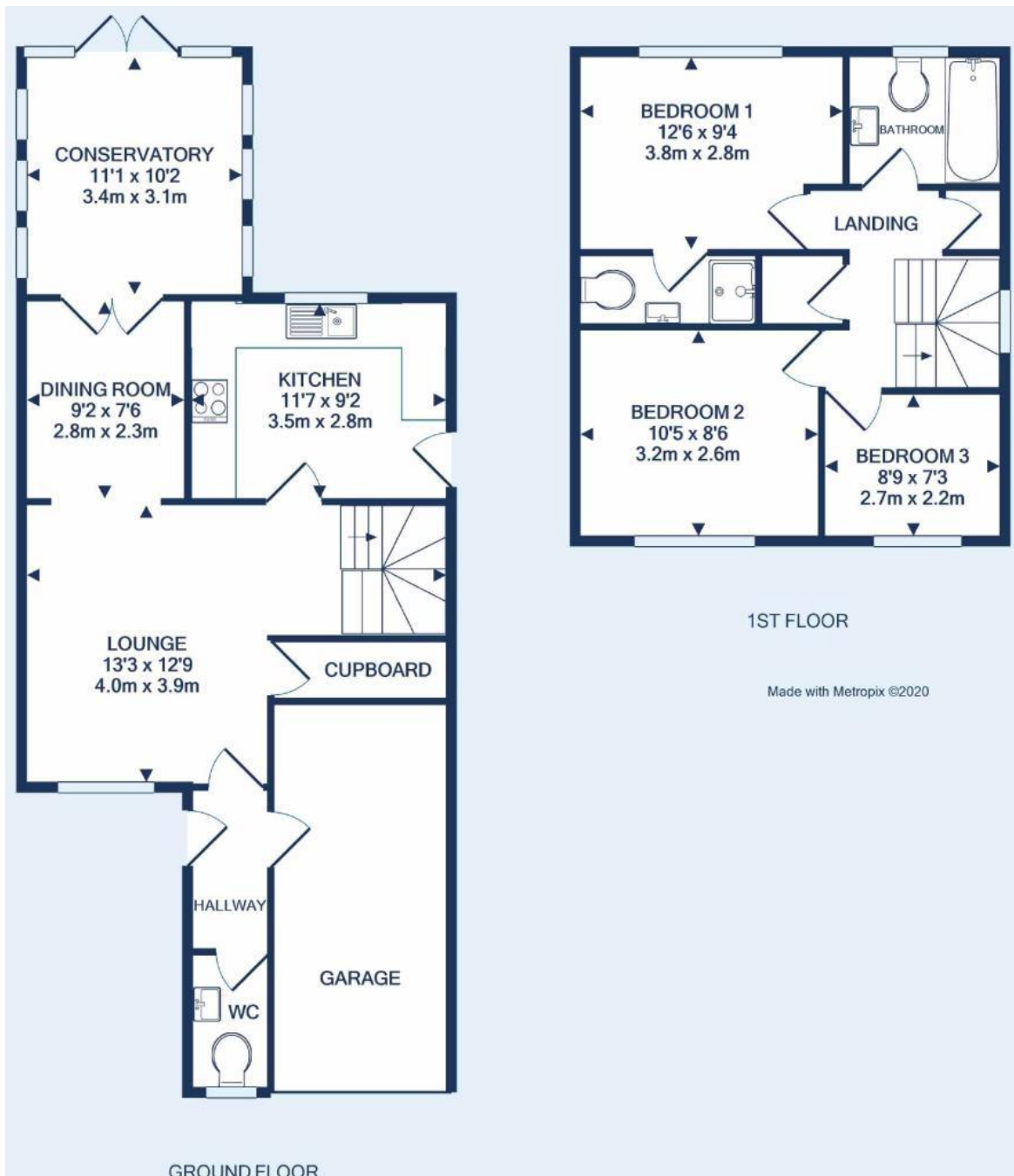
GARAGE

With power and light, access to loft space.

REAR

Fully enclosed garden with patio areas and beds containing mature shrubs, trees and flowers.





23, Riverside Park Severn Beach BRISTOL BS35 4PN		Energy rating D	
Valid until 15 March 2030		Certificate number 9368-5010-7277-6890-7240	

Property type Detached house

Total floor area 80 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 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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