



24 Gorse Cover Road, Severn Beach, BS35 4NP
Offers over £250,000

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

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Viewing by arrangement with Severnside Estate Agents Ltd

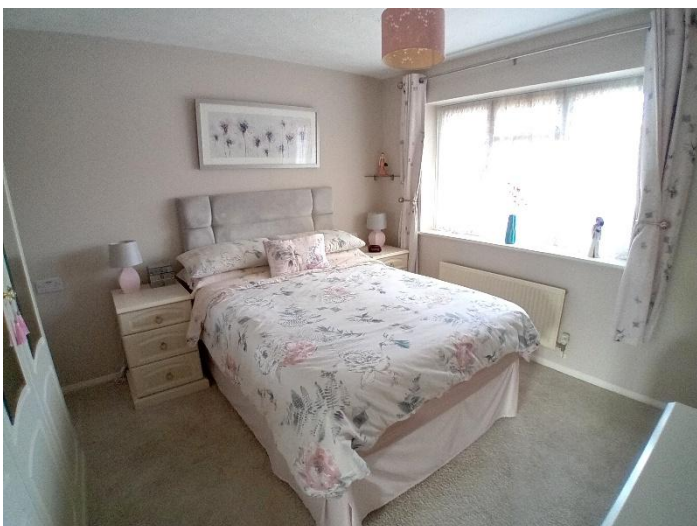
Severnside Estate Agents are pleased to offer for sale this beautifully presented end of terrace house; ideal for families, first time buyers or investors looking for a property in an area offering superb rental potential. The property briefly comprises lounge, kitchen diner, two bedrooms and a family shower room. Further benefits to this home include well maintained gardens to the front and rear of the property, upvc double glazing, gas central heating and off street parking for several vehicles.



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:

LOUNGE**13'9 x 13'2 (4.23m x 4.01m)**

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

KITCHEN/DINER**13'8 x 8'1 (4.19m x 2.47m)**

With upvc double glazed window to rear aspect, upvc double glazed doors to rear garden, 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, radiator.

LANDING

With access to loft, doors to:

BEDROOM ONE**11'5 x 10'5 (3.49m x 3.2m)**

With upvc double glazed window to front aspect, overstairs storage cupboard, radiator.

BEDROOM TWO**9'9 x 7'10 (3.03m x 2.43m)**

With upvc double glazed window to rear aspect, radiator.

BATHROOM**6'8 x 5'6 (2.06m x 1.71m)**

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

FRONT

Mainly laid to lawn with flower and shrub borders, pathway leading to front door.

REAR

Fully enclosed garden mainly laid to lawn with patio area, shrub and flower borders, garden shed, gated side access.

PARKING

Off street parking for several vehicles.



24 Gorse Cover Road Severn Beach BRISTOL BS35 4NP		Energy rating D
Valid until 17 April 2032	Certificate number 9843-3015-7204-3372-4204	

Property type	End-terrace house
Total floor area	58 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 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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