



26 Gorse Cover Road, Severn Beach, Bristol, BS35 4NP

£285,000

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

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Viewing by arrangement with Severnside Estate Agents Ltd

Severnside Estate Agents are delighted to offer for sale this extended end-of-terrace house, available with NO ONWARD CHAIN.

The property benefits from a versatile additional downstairs reception room, providing flexible living accommodation ideal for modern family life. The ground floor briefly comprises an entrance hallway with downstairs cloakroom, a well-proportioned lounge with feature fireplace, a kitchen/breakfast room, and a second reception room. Two sets of double French doors open onto the rear garden, creating a bright and sociable living space.

Further benefits to this home include a fully enclosed rear garden with gated access to the rear, upvc double glazing, gas central heating and brick built storage with up and over door.

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. The village hall is home to lots of regular clubs and activities with playing fields outside and a playpark for children. 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 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, radiator, doors to:

DOWNSTAIRS CLOAKROOM

With upvc double glazed obscure window, wash hand basin, wc, radiator.

LOUNGE

4.8m x 4.42m (15'9 x 14'6)

With upvc double glazed window to front aspect, stairs to first floor, feature fireplace with log effect fire, radiator x2.

KITCHEN/BREAKFAST ROOM

4.42m x 2.51m (14'6 x 8'3)

With upvc double glazed window to rear aspect, upvc double glazed French doors to rear garden, range of wall and base units with worktop over, sink unit with mixer tap over, built in oven, built in hob with extractor fan over, space for washing machine, space for fridge freezer, dishwasher, understairs storage cupboard.

SECOND RECEPTION

4.88m x 2.2m (16' x 7'3)

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

LANDING

With upvc double glazed window to side, access to loft, doors to:

BEDROOM ONE

4.06m x 2.57m (13'4 x 8'5)

With upvc double glazed window to front aspect, radiator.

BEDROOM TWO

3.2m x 2.57m (10'6 x 8'5)

With upvc double glazed window to rear aspect, radiator.

BEDROOM THREE

3.02m x 1.75m (9'11 x 5'9)

With upvc double glazed window to front aspect, built in cupboard housing hot water tank, radiator.

BATHROOM

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

FRONT

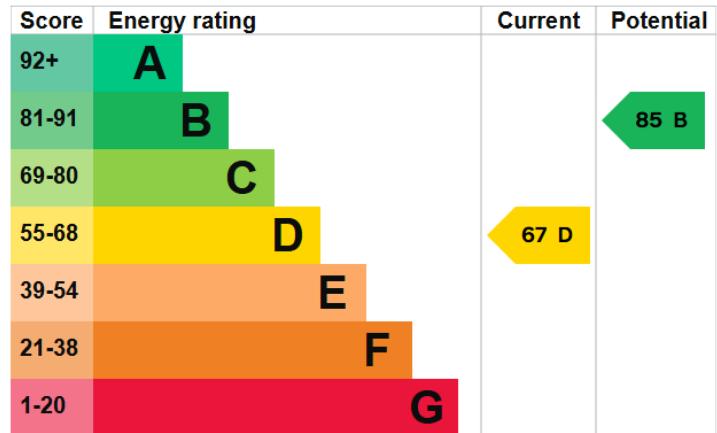
Steps to front door, off street parking, access to brick built storage space with up and over door, power and light.

REAR

Fully enclosed garden mainly laid to lawn with patio area, garden shed.



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| 26 GORSE COVER ROAD SEVERN BEACH BS35 4NP | | Energy rating D |
| Valid until 11 February 2031 | Certificate number 0300-2328-0322-4097-3293 | |
| Property type End-terrace house | | |
| Total floor area 79 square metres | | |



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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