



22 SEVERN ROAD, BRISTOL, BS10 7RZ



22 SEVERN ROAD

BRISTOL BS10 7RZ

- Modern three-bedroom family home, built in 2022
- Two allocated off-street parking spaces
- No onward chain
- Spacious lounge/diner with French doors to the garden
- Modern kitchen with integrated appliances

ACCOMMODATION

Please see floor plan for measurements

GROUND FLOOR

A welcoming entrance hallway provides access to the ground floor WC, useful storage cupboard and main living accommodation, with stairs rising to the first floor.

The kitchen is positioned at the front of the property and is fitted with shaker-style wall and base units, solid work surfaces and a range of integrated appliances including an oven, hob with extractor, dishwasher and fridge freezer. There is also space and plumbing for additional appliances.

To the rear, the lounge/diner spans the full width of the property and provides an excellent space for both relaxing and entertaining. A window and French doors allow plenty of natural light into the room, with the latter opening directly onto the rear garden.

FIRST FLOOR

The first-floor landing provides access to all three bedrooms, the family bathroom and a useful storage cupboard.

The principal bedroom is a well-proportioned double positioned to the front of the property, with a useful recess suitable for fitted storage. The second bedroom is another comfortable double and enjoys a pleasant outlook over the adjoining green space, whilst the third bedroom is a good-sized single, making an ideal nursery, home office or guest room.

The family bathroom is fitted with a modern three-piece suite comprising a bath with shower over, wash hand basin with vanity storage and WC. Contemporary tiling, a heated towel rail and window complete the room.

EXTERNALLY

The property benefits from two allocated parking spaces, with additional visitor parking available within the development.

The private rear garden is a particular feature of the property, with a decked seating area immediately adjoining the house, providing an ideal space for outdoor dining and entertaining. This leads onto a patio and lawn, with a garden shed providing useful storage. A side gate also provides convenient access.

The garden enjoys a pleasant open outlook over the adjoining green space, creating a good degree of privacy and an attractive setting.







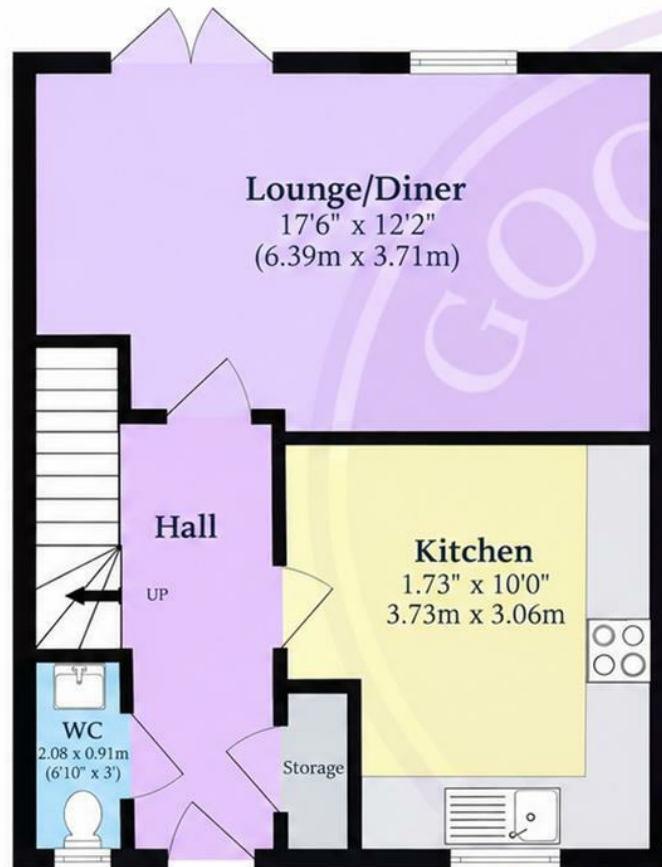
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	81	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



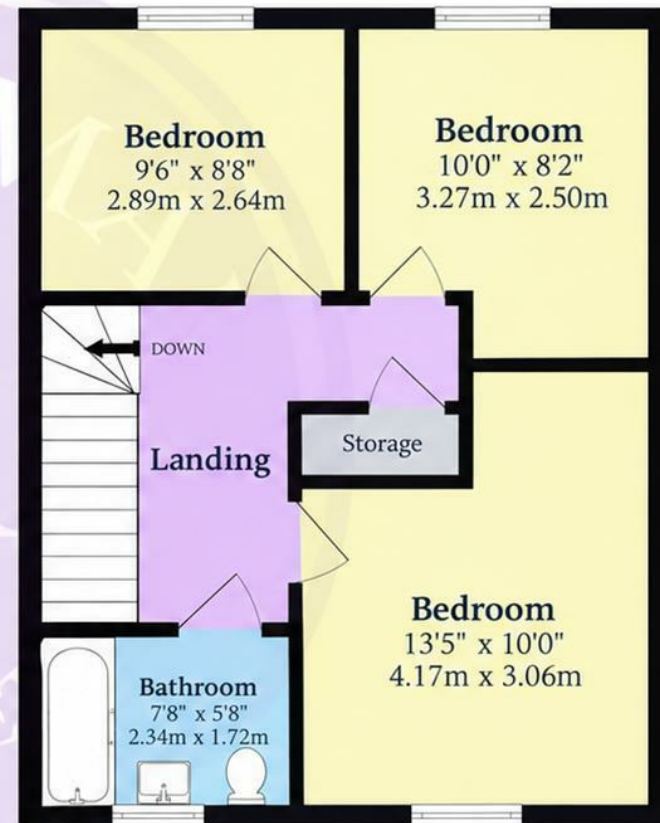
Ground Floor

Approx. 43.2 sq. metres (460.4 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.8 sq. feet)



Total area: approx. 84.5 sq. metres (908.2 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.



HENLEAZE

156 Henleaze Road
Henleaze BS9 4NB
henleaze@goodmanlilley.co.uk

0117 213 0777

PORTISHEAD

36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk

01275 430 440

SHIREHAMPTON

9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk

0117 213 0333

LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

LAND & NEW HOMES

156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk

0117 213 0151

CLEVEDON

28 Hill Road
Clevedon, BS21 7PH
clevedon@goodmanlilley.co.uk

01275 403 660

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.



rightmove

Zoopla