







22 SEVERN ROAD, BRISTOL BS10 7RZ OFFERS IN EXCESS OF £325,000

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.



GOODMAN & LILLEY

GOODMAN & LILLEY BRANCH NETWORK

HENLEAZE
156 Henleaze Road
Henleaze
BS9 4NB
0117 213 0777
henleaze@goodmanlilley.co.uk

CLEVEDON
28 Hill Road
Clevedon
BS21 7PH
01275 403 660
clevedon@goodmanlilley.co.uk

LAND & NEW HOMES
0117 213 0151
LNH@goodmanlilley.co.uk
18778126

SHIREHAMPTON
9 High Street
Shirehampton
BS11 0DT
0117 213 0333
shire@goodmanlilley.co.uk

PORTISHEAD
Rembrandt House
36 High Street
Portishead
BS20 6EN
01275 430440
sales@goodmanlilley.co.uk

LETTINGS
01275 299010
lettings@goodmanlilley.co.uk








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

Opening hours vary slightly in each office
Mon to Fri 9am–6pm Sat 9am–4pm

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