



Connells

Severn Road
Hallen Bristol



Property Description

A well-presented three-bedroom home built in 2022, situated on the ever-popular Severn Road, Giving easy access to Westbury on Trym & Cribbs Causeway. This is a fantastic opportunity for families and first-time buyers alike.

The property is ideally located (and is in a small development of 9 similar homes) with convenient access to local amenities, schools and transport links, making it perfectly suited for modern day living.

The accommodation comprises an inviting entrance hall, a bright and spacious living room, and a well-appointed kitchen/dining area to the rear, providing an ideal space for both everyday living and entertaining. Upstairs, there are three well-proportioned bedrooms and a family bathroom, all maintained to a good standard throughout.

Externally, the property benefits from off-road parking for two cars to the front. To the rear, there is a pleasant garden enjoying an open outlook, offering a greater sense of privacy and a lovely space to relax or entertain.

Further benefits include its semi-detached position and well-kept condition, allowing any buyer to move straight in with minimal work required. Still under NHBC warranty.

Early viewing is highly recommended.

Entrance Hall

W/C

Living Room

17' 9" MAX x 12' 4" MAX (5.41m MAX x 3.76m MAX)

Kitchen

12' 6" MAX x 10' 1" MAX (3.81m MAX x 3.07m MAX)

Landing

Bedroom 1

14' 2" MAX x 10' 4" MAX (4.32m MAX x 3.15m MAX)

Bedroom 2

10' 10" MAX x 8' 5" MAX (3.30m MAX x 2.57m MAX)

Bedroom 3

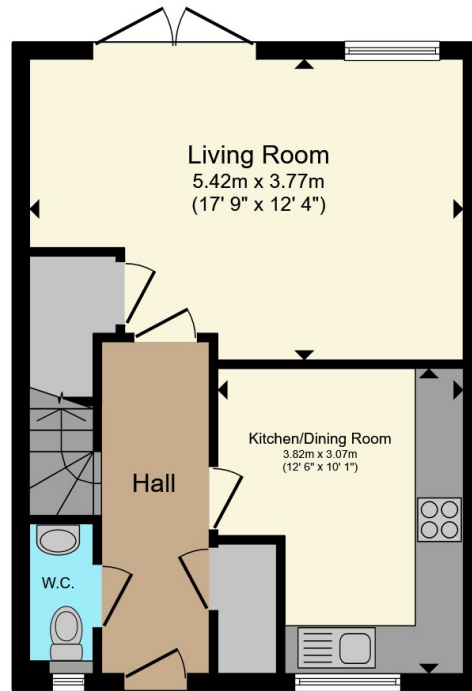
9' 2" x 8' 9" (2.79m x 2.67m)

Garden

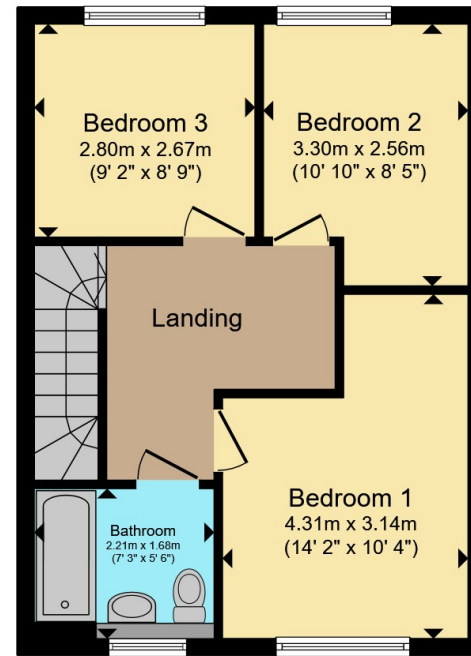








Ground Floor



First Floor

Total floor area 83.4 m² (897 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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6 Canford Lane
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EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WOT309533



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