

*Severnside*  
*Estate Agents*



**97 Gorse Cover Road, Severn Beach, BS35 4NR**

**Offers Over £260,000**

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

**Telephone: 01454 633611 Email: [contact@severnsideestateagents.co.uk](mailto:contact@severnsideestateagents.co.uk)**

Registered Office: Cornerstone House, Midland Way, Thornbury, BS35 2BS

Director: A Coulbèrt

Company Registration Number: 6990304 VAT Registration Number: 185 5475 70



### Viewing by arrangement with Severnside Estate Agents Ltd

Severnside Estate Agents are pleased to offer for sale this beautifully presented two bedroom semi-detached home in a sought after position backing onto an open field. Refurbished throughout with a modern, refitted kitchen, refitted shower room, new doors, replastered ceilings, new flooring, new doors, new fascias, guttering and downpipes. The property briefly comprises a kitchen, lounge diner, two double bedrooms and shower room. Further benefits to this home include a fully enclosed and larger than average rear garden with gated side access plus rear access to the open green behind (the garden is currently undergoing renovation and will be finished shortly), a recently fitted gas combination boiler and central heating system, upvc double glazing and parking to the side of the property for 2/3 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 'Wild Place 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 upvc double glazed entrance door to:

## **KITCHEN**

**3.64m x 2.77m (11'9 x 9'08)**

With upvc double glazed window to front aspect, 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 dishwasher, space for washing machine, radiator, spotlights, stairs to first floor, door to:

## **LOUNGE/DINER**

**4.37m x 3.69m (14'4 x 12'1)**

With upvc double glazed patio doors to rear garden, radiator.

## **LANDING**

With access to loft which is insulated and boarded with power for one light fitting, airing cupboard housing combination boiler which was fitted in December 2024 with certificate and warranty, doors to:

## **BEDROOM ONE**

**3.70m x 2.47m (12'2 x 8'1)**

With upvc double glazed window to rear aspect, radiator.

## **BEDROOM TWO**

**3.70 x 2.05m (12'2 x 6'9)**

With upvc double glazed window to front aspect, soundproofing acoustic insulation and panelling fitted to adjoining wall, radiator.

## **SHOWER ROOM**

With upvc obscure double glazed window, shower cubicle with shower, vanity unit with inset sink, wc, aqua panelling, spotlights, heated towel rail,

## **FRONT AND SIDE**

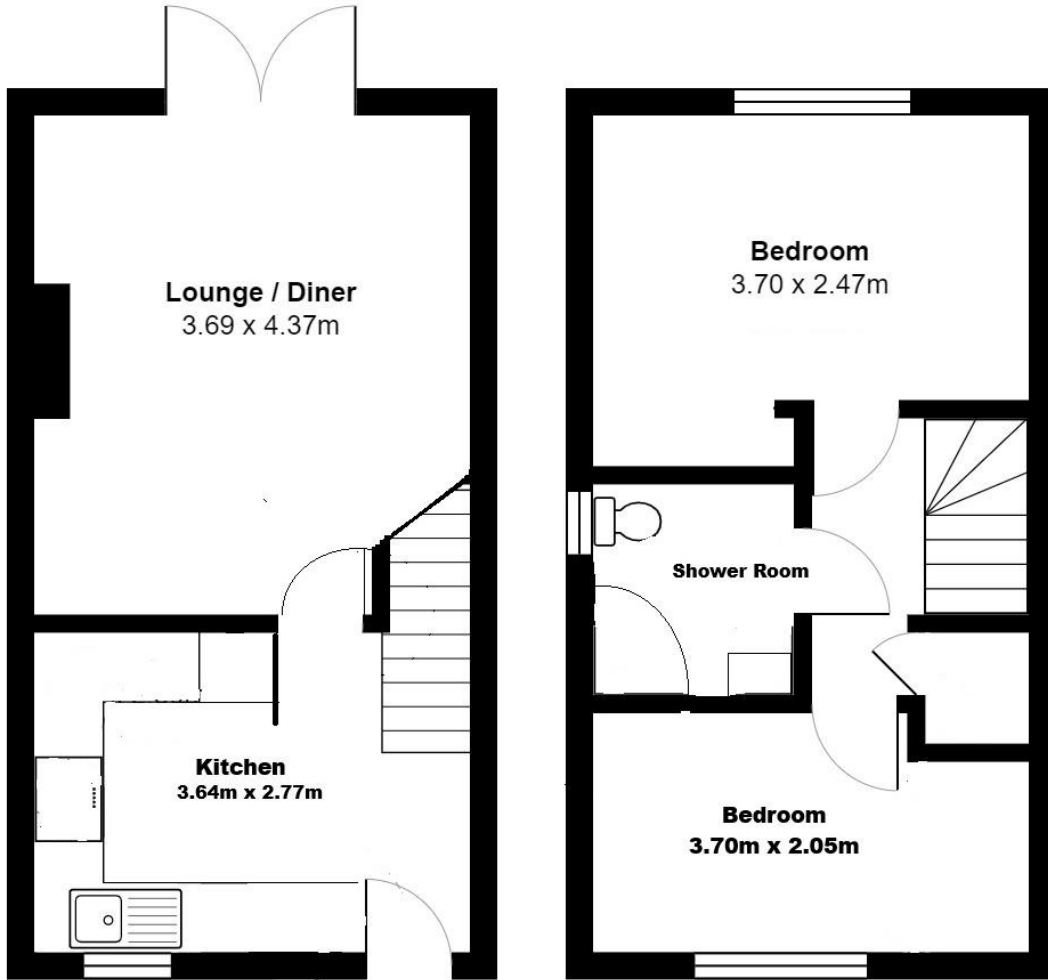
Enclosed front garden with gate and pathway to front door, off street parking for two/three vehicles to the side of the property, gated side access to rear garden.

## **REAR**

Fully enclosed garden with gated access to the open field behind, currently undergoing renovation (to be completed shortly) will consist of decking and gravel area.

\*Please note that the EPC was done prior to the gas central heating system being installed.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



97 Gorse Cover Road Severn Beach BRISTOL BS35 4NR		Energy rating <b>D</b>
Valid until <b>9 June 2034</b>	Certificate number <b>0390-2630-9360-2894-8825</b>	

Property type	Semi-detached house
Total floor area	56 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	67 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

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.