

# MAGGS & ALLEN

BRICKYARD COTTAGE CHURCH ROAD  
OLDBURY-ON-SEVERN, BRISTOL, BS35 1QA



PRICE GUIDE £370,000

An exciting opportunity to purchase a three-bedroom detached house in need of refurbishment, occupying a spacious plot of approximately 0.2 acres. The property offers excellent potential to extend in order to create a superb family home in the heart of Oldbury-on-Severn. Alternatively, there may be scope for an additional dwelling (both subject to consents). Externally, there is a driveway providing off-street parking, a detached garage and extensive wrap around gardens. An ideal opportunity for builders, developers and private buyers seeking a project.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

**0117 973 4940**

[WWW.MAGGSANDALLEN.CO.UK](http://WWW.MAGGSANDALLEN.CO.UK)



## DESCRIPTION

An exciting opportunity to purchase a three-bedroom detached house in need of refurbishment, occupying a spacious plot of approximately 0.2 acres. The property offers excellent scope to extend (subject to consents) in order to create a superb family home in the heart of Oldbury-on-Severn. Externally, there is a driveway providing off-street parking, a detached garage and extensive wrap around gardens. An ideal renovation project for builders, developers and private buyers seeking a project.

## LOCATION

Brickyard Cottage is situated on the corner of Church Road and Westmarsh Lane in the heart of Oldbury-on-Severn, a popular village on the outskirts of Thornbury in South Gloucestershire. The village itself has a Public House, Community Shop, Village Hall, Primary School and Church. The nearby town of Thornbury has a wider range of shopping, educational and recreational facilities including secondary schooling, a sports centre and golf club. Oldbury-on Severn is well placed for travel to Bristol and Gloucester via the A38 and M5/M4 motorway network. There are also a range of country walks nearby including a footpath adjoining the River Severn.

## ACCOMMODATION

The property is approached via an entrance porch, which leads to a generous hallway with stairs leading to the first floor. There is a living room with dual aspect windows and a door onto the rear garden, a kitchen diner with a range of wall and base units and a study completes the ground floor accommodation. The first floor provides three good-sized bedrooms and a family bathroom, all set around a central landing.

Externally, the property enjoys wrap around gardens to the front, sides and rear along with a driveway providing off-street parking and a detached garage with up and over door. There is excellent scope to extend the property at the rear to provide an additional bedroom and living accommodation, subject to obtaining the necessary planning consents.

## SITE BOUNDARIES

Please note that boundary to the West extends beyond the existing fence panels, and is marked by wooden posts.

## TENURE

The property is for sale on a freehold basis with vacant possession.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: F

