



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.







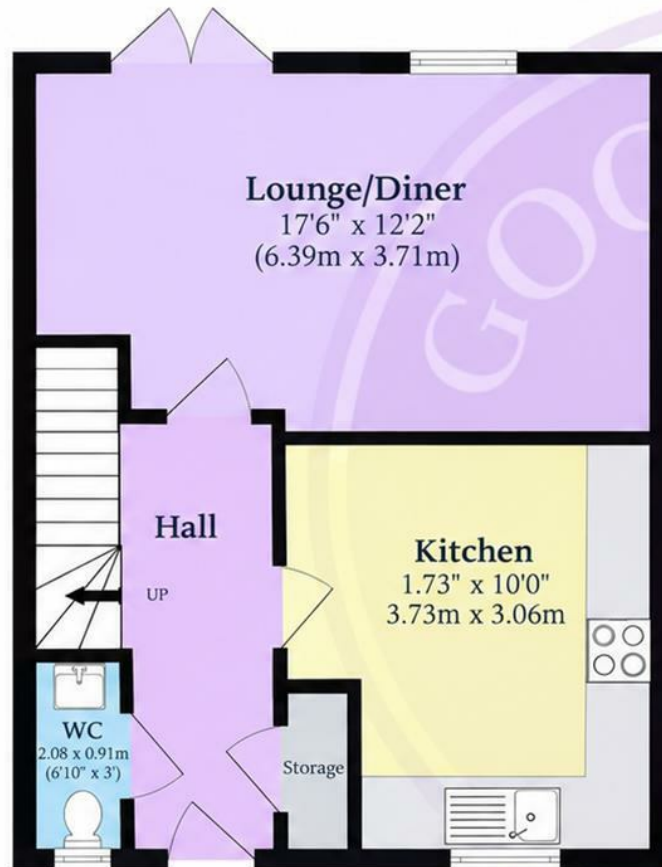
| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



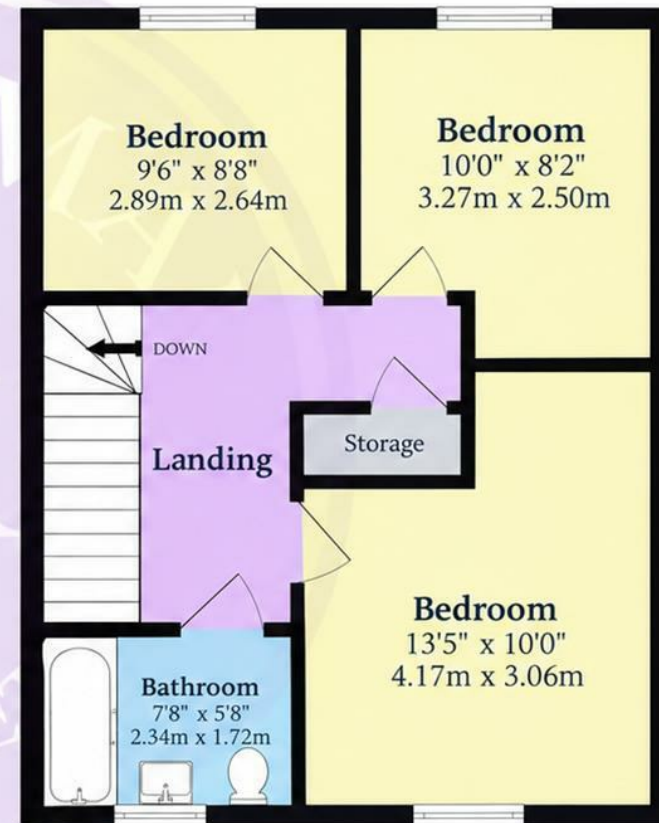
## Ground Floor

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.



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