
cj HOLE
est. 1867
22 Severn Road, Hallen, Bristol,
BS10 7RZ
Offers Over: £340,000

Offered to the market is this attractive and well-maintained three-bedroom family home, constructed in 2022 and benefitting from two allocated off-street parking spaces and a private rear garden enjoying a pleasant outlook over adjacent green space.

- Council Tax Band : C
- Freehold
- EPC: B
- Three family bedrooms
- Well-presented throughout
- Built in 2022
- Open outlook over green space
- Allocated parking for two vehicles





The property is approached via a paved walkway leading through the front garden to a partially glazed composite entrance door, opening into a welcoming entrance hallway. From here, there is access to a convenient ground floor WC, a useful storage cupboard, and the main living accommodation, whilst stairs rise to the first floor. The ground floor is finished throughout with contemporary LVT flooring, creating a cohesive and practical living environment.



Positioned at the front of the property, the kitchen is fitted with shaker-style wall and base units complemented by solid work surfaces, providing ample storage and preparation space. Integrated appliances include an electric oven, hob with extractor above, dishwasher, and fridge freezer, along with space and plumbing for additional laundry appliances. The continuation of the LVT flooring enhances the modern and well-finished feel of the space.

To the rear, the lounge-diner spans the full width of the property and forms an excellent reception and entertaining area. A window and French doors provide an abundance of natural light whilst offering direct access to the rear garden, creating a seamless connection between indoor and outdoor living.

The rear garden is thoughtfully arranged with a decking area immediately adjoining the house, ideal for seating and entertaining, leading onto a patio and lawn beyond. A garden shed provides useful external storage, whilst a side gate allows convenient access.

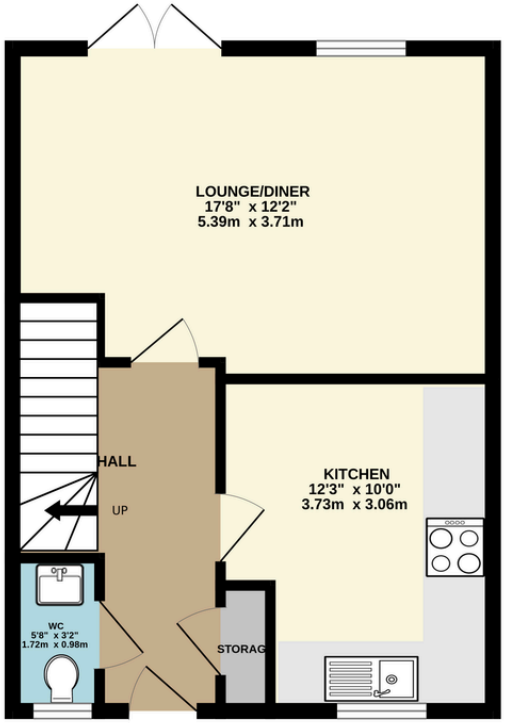


Rising to the first floor, a central landing provides access to all rooms and incorporates a generous storage cupboard, ideal for larger household items. The principal bedroom is located at the front of the property and is a well-proportioned double, benefitting from a useful recess suitable for fitted storage. The second bedroom, also a comfortable double, is positioned to the rear and enjoys attractive views over the adjoining green space. The third bedroom is a well-sized single, ideal for use as a nursery, guest room or home office.

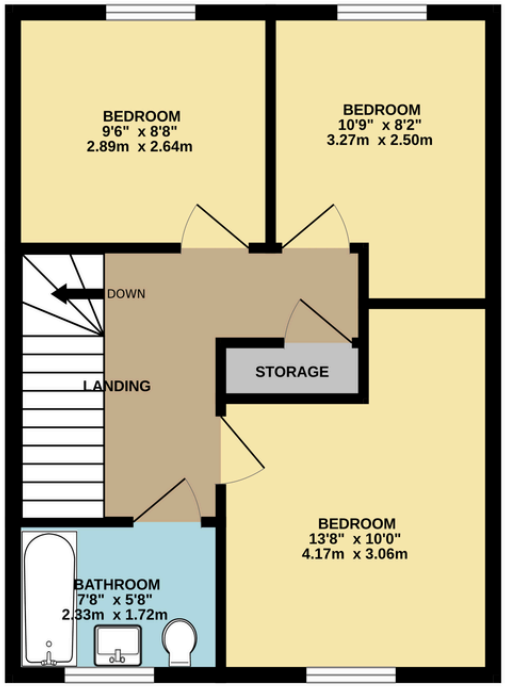
Completing the accommodation is the family bathroom, fitted with a modern three-piece suite comprising a bath with shower over, wash hand basin with vanity storage, and WC. The room is finished with contemporary tiling and further benefits from a heated towel rail, window and extractor fan.

Externally, the property benefits from two allocated parking spaces, with additional visitor parking available within the development. The rear garden enjoys a private and open outlook across the neighbouring green space, enhancing the overall sense of privacy and setting.

GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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