



3 Keens Grove, Pilning, Bristol, BS35 4LW

GUIDE PRICE £269,000

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ESTATE AGENTS

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PROPERTY OVERVIEW

A well presented and extended 3 bedroom mid-terrace family house situated in the ever popular village of Pilning in South Gloucestershire.

The accommodation comprises an entrance hallway, lounge with cosy log burner that opens on the dining room and extended kitchen. To the first floor there is a landing that leads into three bedrooms and a modern bathroom.

Outside to the rear is a mature low maintenance garden that incorporates patio areas, planting bed with mature shrubs. To the rear is a secure storage shed. To the front of the property is off street parking and gated access to the rear.

Further benefits include gas central heating, upvc double glazing and a garage situated in a nearby block.

Location

Pilning has all the benefits of a small village but with the added bonus of its close proximity to The Mall at Cribbs Causeway; the premier shopping destination in the South West. 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. With local public transport into Bristol via bus links or from the train station situated in Severn Beach.

The close proximity of the M4/M5 interchange also makes it an ideal location for commuters. Pilning 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.

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KEY DETAILS

- An Extended Mid Terrace Property
- 3 Bedrooms
- Open Plan Kitchen/Diner
- Low Maintenance Front & Rear Gardens
- Garage Situated in Nearby Block

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Tenure: Freehold

Council Tax Band: A

Local Authority: South Gloucestershire

Vendors Onward Position:

Onward Chain

EPC: D

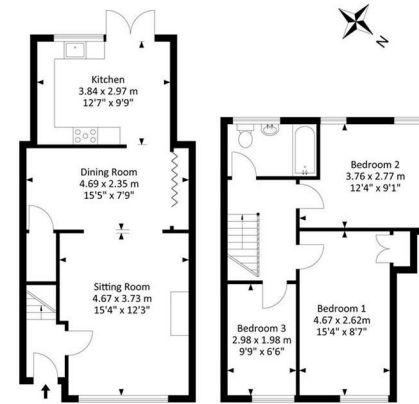
Viewing: By appointment only



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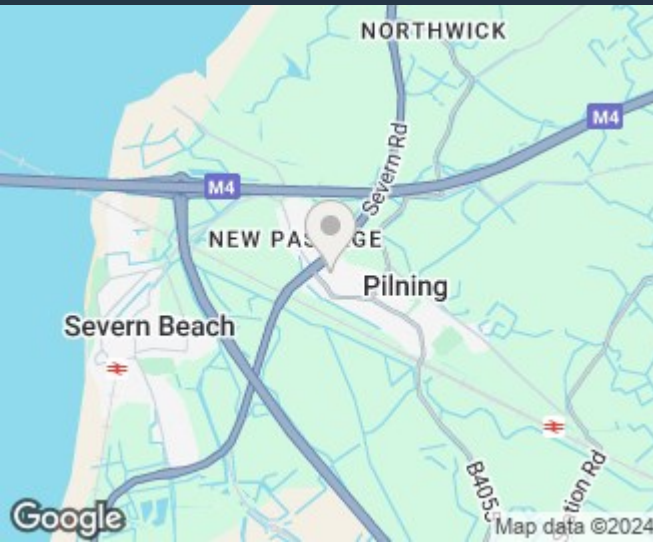
3 Keens Grove, Pilning, Bristol, BS354LW
Approx. Area 903.6 Sq.Ft - 83.9 Sq.M



Ground Floor

First Floor

For illustrative purposes only. Not to scale.
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.
Floor plan produced by Energy Plus.



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Important Notice:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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