

Severnside
Estate Agents



5 Cross Hands Road, Pilning, BS35 4JB

£325,000

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Viewing by arrangement with Sevenside Estate Agents Ltd



Sevenside Estate Agents are pleased to offer for sale this well presented and spacious semi-detached home situated in the popular village of Pilning. The property briefly comprises an entrance hallway, L-shaped living/dining room, kitchen, three bedrooms and a family bathroom. The property further benefits from a fully boarded loft room accessed from the third bedroom. With a shared driveway leading to off street parking and a garage to the rear. Fully enclosed gardens to the front and rear of the property further compliment this beautiful home along with gas central heating and upvc double glazing.

Pilning has all the benefits of a small village but also benefits from 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.

Nearby Severn Beach sits on a coastline which is a 'Site of Special Scientific Interest'. With open aspects and beautiful walks along the Severn Estuary this area is a perfect spot for walkers and dog owners alike.

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.

ENTRANCE PORCH **3.7m x 1.8m (12'2 x 5'11)**

Via upvc entrance door, upvc double glazed door to rear garden, dual aspect upvc double glazed window, door to:

KITCHEN **4.1m x 2.6m (13'5 x 8'6)**

With upvc double glazed window to front and side aspects, range of wall and base units with worktop over, sink unit with mixer tap over, space for cooker with extractor hood over, space for fridge freezer, space for washing machine, radiator, door to:

DINING AREA **3.5m x 2.6m (11'6 x 8'6)**

With upvc double glazed window to rear garden.

LIVING ROOM **6.87m x 2.8m (22'6 x 9'2)**

With upvc double glazed window to front aspect, access from the front of property via front entrance porch, upvc double glazed door French doors to rear garden, feature fireplace with log burner, radiator.

LANDING

With doors to:

BEDROOM ONE **3.5m x 3m (11'6 x 9'10)**

With upvc double glazed window to rear aspect, radiator.

BEDROOM TWO **4m x 2.9m (13'1 x 9'6)**

With upvc double glazed window to front aspect, built in wardrobe, radiator.

BEDROOM THREE **3m x 1.99m (9'10 x 6'6)**

With upvc double glazed window to front aspect, radiator, access to:

LOFT ROOM **4m x 3.2m (13'1 x 10'6)**

Fully boarded, velux window.

BATHROOM **3m x 1.96m (9'10 x 6'5)**

With upvc obscure double glazed window, bath, shower cubicle with shower, pedestal wash hand basin, wc, radiator.

FRONT

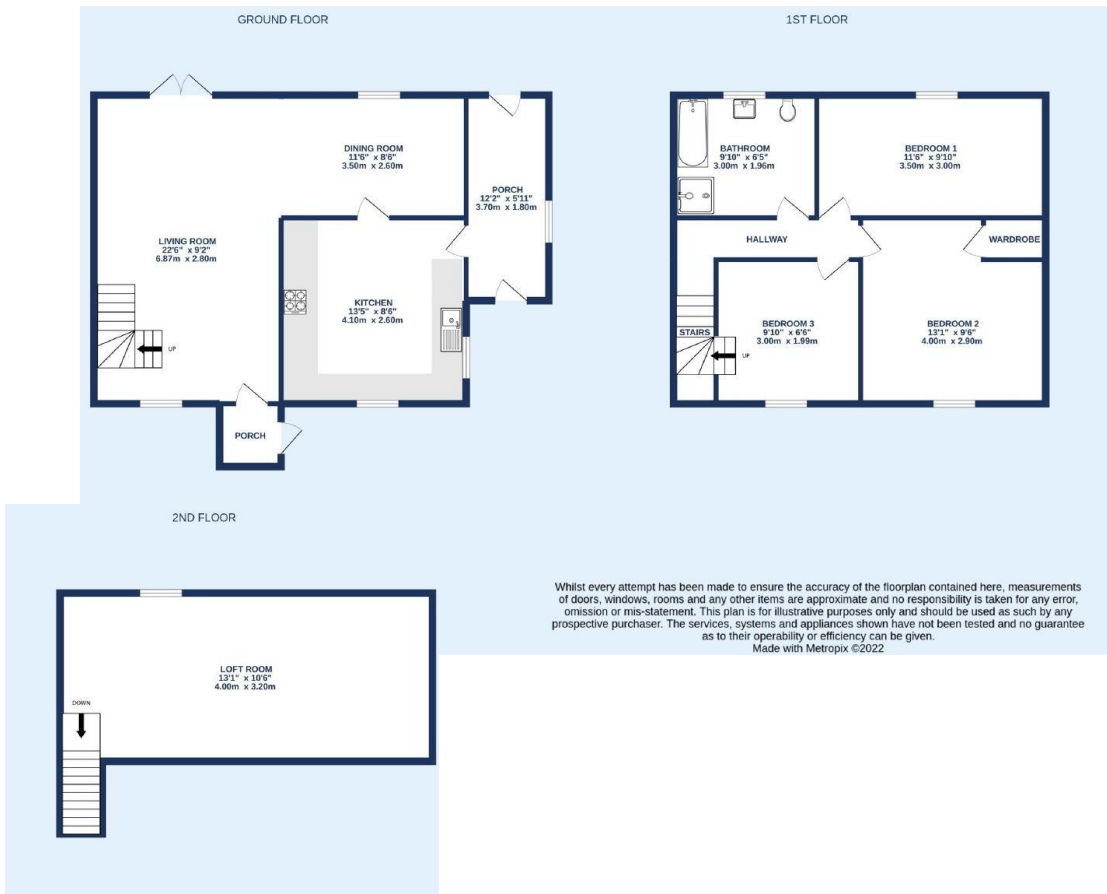
Enclosed gardens accessed through front or side gate with pathway, mainly laid to lawn with flower and shrub borders.

REAR

Fully enclosed garden with patio and gravel areas, pedestrian door to garage.

GARAGE

Located at the rear of the property and accessed by shared driveway.



5 Cross Hands Road
Pilning
BRISTOL
BS35 4JB

Energy rating
D

Valid until
1 August 2032

Certificate number
0350-2619-5180-2902-7875

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Property type	Semi-detached house
Total floor area	89 square metres



TENURE: The vendor has advised us that the property is freehold.
Purchasers should obtain confirmation of this through their solicitor

- These details are intended for guidance and to assist you in deciding whether to view the property.
- Appliances, equipment and services have not been tested by Severnside Estate Agents Ltd. Measurements are not guaranteed.
- These particulars are provided on the understanding that all negotiations will be done through Severnside Estate Agents Ltd.

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