

*Severnside*  
*Estate Agents*



**12 Keens Grove, Pilning, BS35 4LW**

**£259,950**

**115 Beach Road, Severn Beach, Bristol, BS35 4PQ**

**Telephone: 01454 633611 Email: [contact@severnsideestateagents.co.uk](mailto:contact@severnsideestateagents.co.uk)**

Registered Office: Cornerstone House, Midland Way, Thornbury, BS35 2BS

Director: A Coulbèrt

Company Registration Number: 6990304 VAT Registration Number: 185 5475 70



## Viewing by arrangement with Sevenside Estate Agents Ltd



Sevenside Estate Agents are pleased to offer for sale this well presented mid-terrace home situated in the popular village of Pilning. The generous living accommodation comprises an entrance hallway, lounge and kitchen diner. To the first floor there are three bedrooms and a modern shower room and separate wc. Further benefits include gas central heating, upvc double glazing and low maintenance gardens to the front and rear of the property with side access. A garage with parking is situated in a block close to the property.

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' the sister site of Bristol Zoo 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**

Via entrance door to:

## **HALLWAY**

With stairs to first floor, door to:

## **LOUNGE**

**15'9 x 12' (4.80m x 3.66m)**

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

## **KITCHEN/DINER**

**15'5 x 8'2 (4.70m x 2.50m)**

With upvc double glazed window and door plus double French doors to rear garden, 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, space for tumble dryer/dishwasher, understairs storage area, radiator.

## **LANDING**

With access to loft, doors to:

## **BEDROOM ONE**

**12'11 x 12'2 (3.95m x 3.72m)**

With upvc double glazed window to front aspect, radiator.

## **BEDROOM TWO**

**11' x 9'5 (3.35m x 2.88m)**

With upvc double glazed window to rear aspect, built in cupboard, radiator.

## **BEDROOM THREE**

**9'10 x 6'9 (3m x 2.05m)**

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

## **SHOWER ROOM**

**6'10 x 6'4 (2.09m x 1.94m)**

L-shaped with upvc obscure double glazed window, shower cubicle with shower, vanity unit with inset wash hand basin, heated towel rail.

## **SEPARATE WC**

**4'11 x 3'1 (1.50m x 0.94m)**

With upvc obscure double glazed window, wc, radiator.

## **FRONT**

Enclosed low maintenance front garden with gated access, shrub border, side access to the rear garden

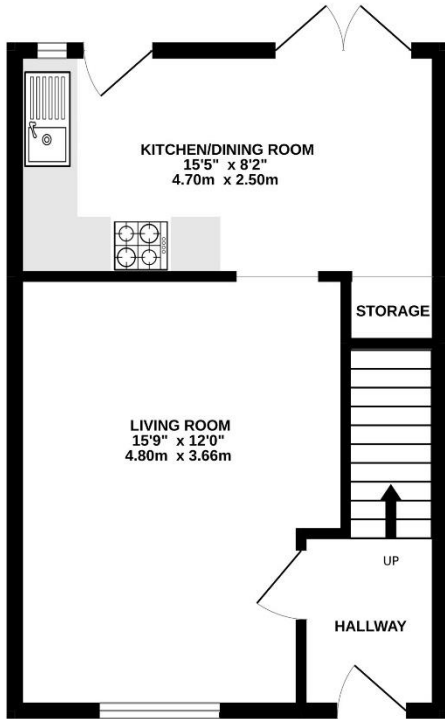
## **REAR**

Fully enclosed low maintenance garden mainly laid to patio.

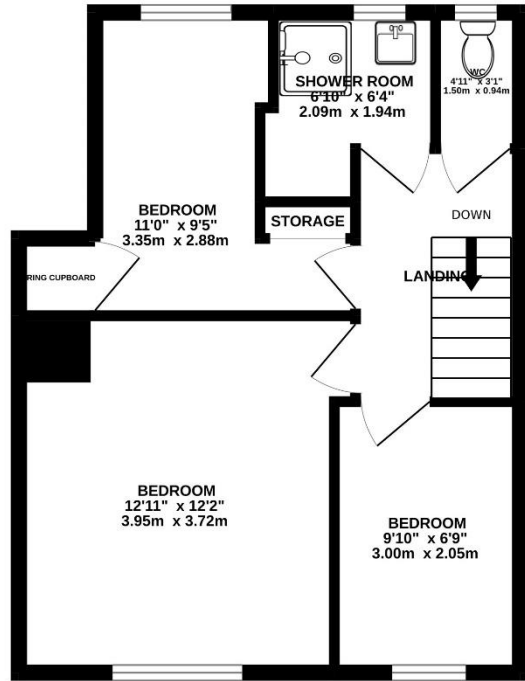
## **GARAGE**

Located in a block in close proximity to the property with parking to the front.

GROUND FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



MID TERRACE HOUSE

TOTAL FLOOR AREA: 776 sq.ft. (72.1 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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12 Keens Grove Pilning BRISTOL BS35 4LW		Energy rating <b>D</b>
Valid until <b>24 March 2034</b>	Certificate number <b>9600-5357-0122-3324-3743</b>	

Property type	Mid-terrace house
Total floor area	71 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



**TENURE:** The vendor has advised us that the property is freehold.

Purchasers should obtain confirmation of this through their solicitor

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

