

Sevenside
Estate Agents



5 Keens Grove, Pilning, BS35 4LW

£270,000

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Viewing by arrangement with Sevenside Estate Agents Ltd

Sevenside Estate Agents are pleased to offer for sale with NO CHAIN this extended terrace house ideal for families, first time buyers or investors looking for a property in an area offering superb rental potential. The property briefly comprises an entrance hallway, lounge, extended kitchen diner, downstairs cloakroom, three bedrooms and a family bathroom. Further benefits to this home include a fully enclosed garden with bi-fold doors from the house, large shed, walkway from the front providing access to the rear garden, driveway providing off street parking to the front of the property for two vehicles, upvc double glazing and gas central heating.



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 'Bristol Zoo 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

Via entrance door to:

HALLWAY

With doors to:

LOUNGE **4.70m x 3.74m (15'5 x 12'3)**

With upvc double glazed window to front aspect, radiator.

KITCHEN/DINER **3.74m x 2.52m (12'3 x 8'3) + 3.22m x 3m (10'7 x 9'10)**

With bi-fold doors to rear garden, range of wall and base units with worktop over, sink unit with mixer tap over, built in double oven, hob with extractor hood over, integral dishwasher, breakfast bar, combination boiler, radiator, skylight.

DOWNSTAIRS CLOAKROOM

Vanity unit with inset wash hand basin, wc, heated towel rail, space for washing machine.

LANDING

With doors to:

BEDROOM ONE **3.77m x 3.70m (12'5 x 12'2)**

With upvc double glazed window to front aspect, radiator.

BEDROOM TWO **3.64m x 2.78m (11'11 x 9'2)**

With two upvc double glazed windows to rear aspect, built in storage cupboard, radiator.

BEDROOM THREE **2.89m x 1.97m (9'6 x 6'6)**

With upvc double glazed window to front aspect, radiator.

BATHROOM

With upvc obscure double glazed window, bath with shower over, unit with inset wash hand basin and wc, heated towel rail.

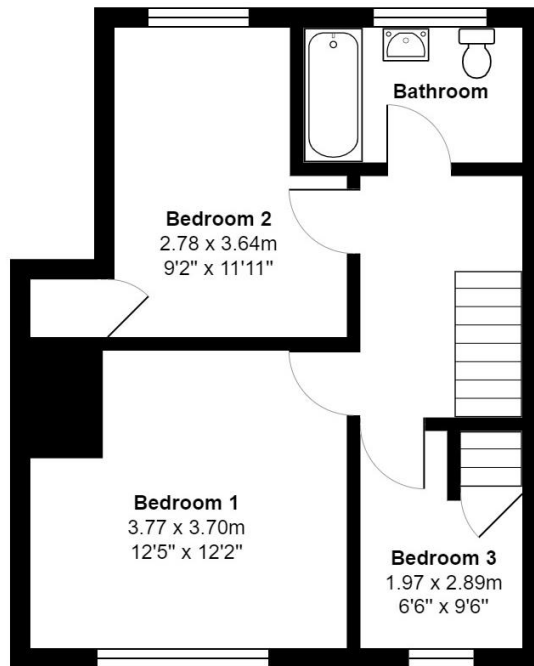
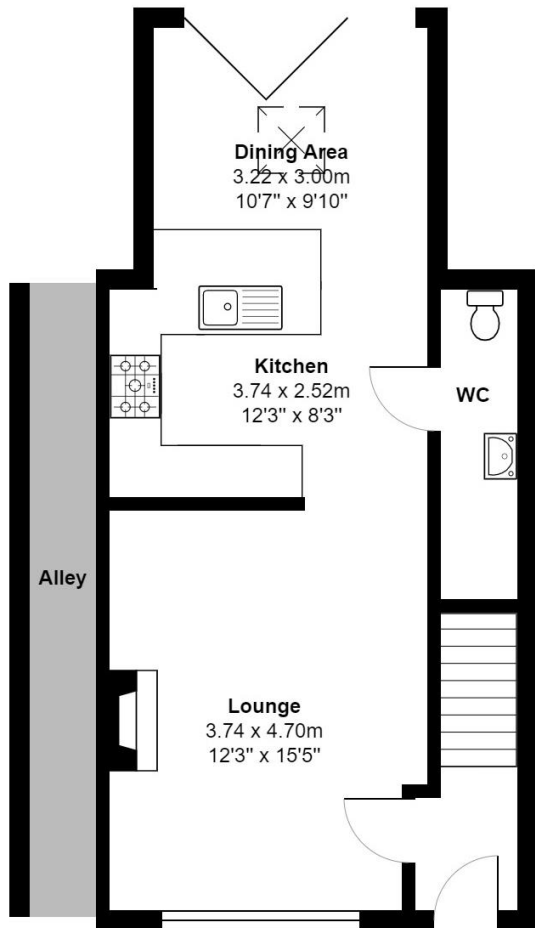
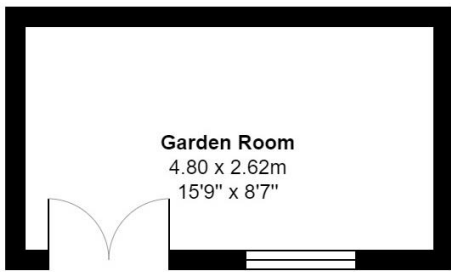
FRONT

Off street parking for two vehicles, side access to rear garden.

REAR

Fully enclosed garden with decking and turfed area, wooden planters and seating area, large shed with upvc double glazed window and doors.

Please note – photos were taken prior to being tenanted



5 Keens Grove
Pilning
BRISTOL
BS35 4LW

Energy rating
C

Valid until
10 September 2034

Certificate number
9806-3041-0201-7364-7200

Property type	Mid-terrace house
Total floor area	81 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	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.

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