



5 Vicarage Road, Pilning, BS35 4LN

£255,000

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

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Viewing by arrangement with Severnside Estate Agents Ltd

Severnside Estate Agents are pleased to offer for sale with NO CHAIN this terrace house which is ideal for families, first time buyers or investors looking for a property in an area offering superb rental potential. The property briefly comprises entrance hallway, lounge diner, kitchen, three bedrooms and a family bathroom. Further benefits to this home include a fully enclosed rear garden, driveway providing off street parking for two vehicles, 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 stairs to first floor, doors to:

LOUNGE

4.8m x 3.5m (15'8 x 11'5)

With double glazed window to front aspect, feature fireplace, radiator, leading to:

DINING ROOM

2.7m x 2.3m (8'8 x 7'8)

With upvc double glazed window to rear aspect, understairs storage cupboard, radiator.

KITCHEN

2.7m x 2.2m (8'8 x 7'4)

With upvc double glazed window to rear aspect, upvc double glazed door to rear garden, range of wall and base units with worktop over, sink unit with mixer tap over, space for cooker, space for washing machine.

LANDING

With access to loft, doors to:

BEDROOM ONE

3.8m x 3.6m (12'4 x 11'11)

With upvc double glazed window to front aspect, radiator.

BEDROOM TWO

3.8m x 2.8m (12'4 x 9'3)

With upvc double glazed window to rear aspect, radiator.

BEDROOM THREE

2.9m x 2.1m (9'5 x 6'11)

With upvc double glazed window to front, radiator.

BATHROOM

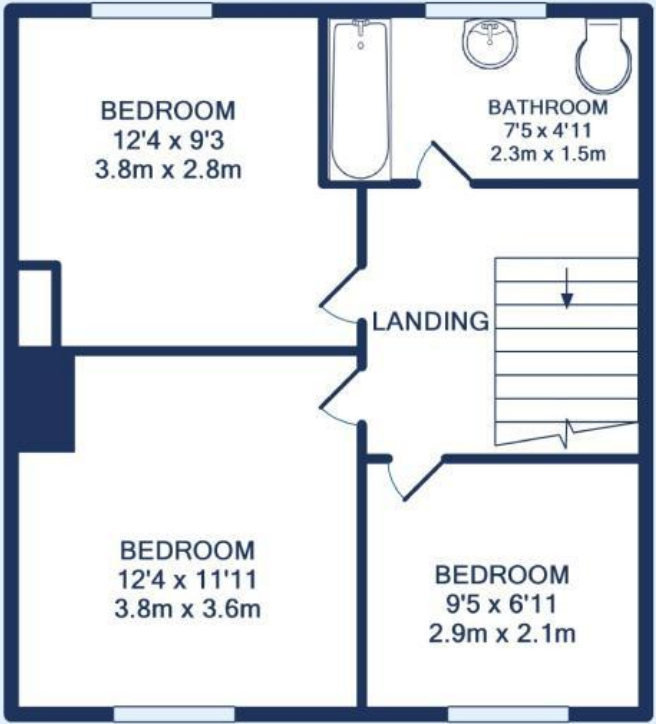
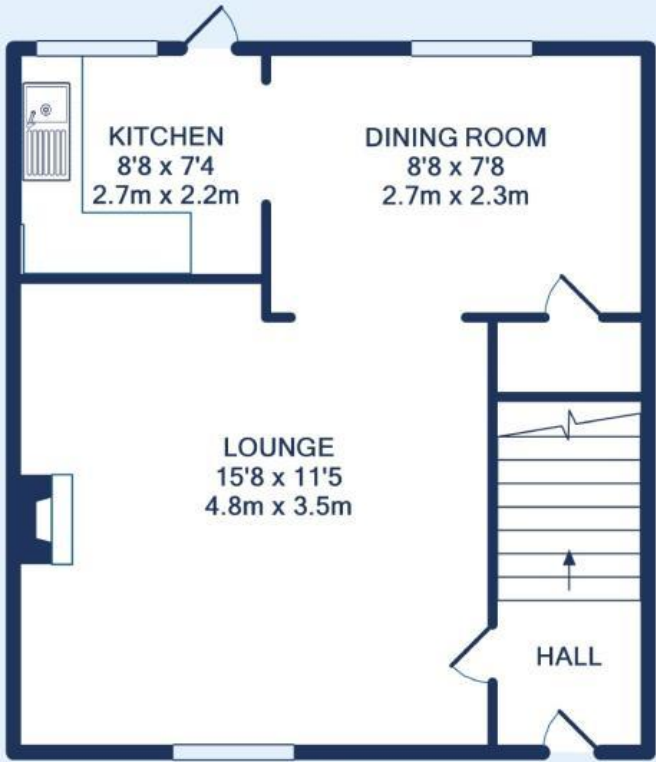
With upvc obscure double glazed window, bath with shower over, vanity unit with inset wash hand basin, wc, heated towel rail.

FRONT

Driveway providing off street parking for two vehicles, access to rear garden.

REAR

Fully enclosed garden mainly laid to lawn with patio area, brick built shed.



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5 Vicarage Road
Piling
BRISTOL
BS35 4LN

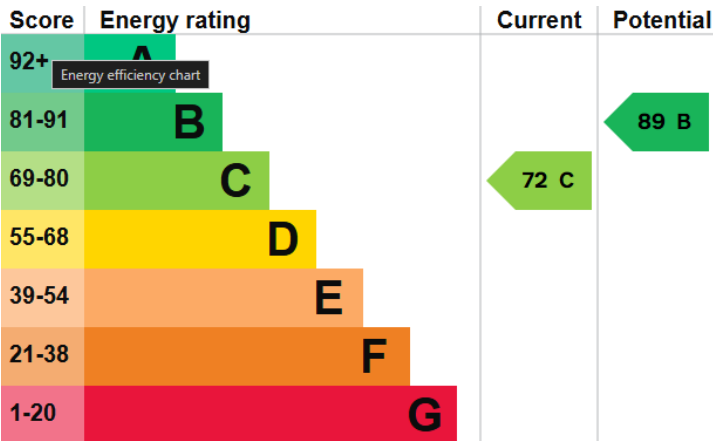
Energy rating

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Valid until
6 February 2035

Certificate number
0350-2180-5490-2275-7625

Property type	Mid-terrace house
Total floor area	75 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.