



9 Keens Grove, Pilning, BS35 4LW

£260,000

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

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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 mid 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, kitchen, utility area, conservatory, three bedrooms and a family bathroom. Further benefits to this home include a fully enclosed rear garden with side access, upvc double glazing, gas central heating and a single garage to the rear with additional parking to the front of the property.

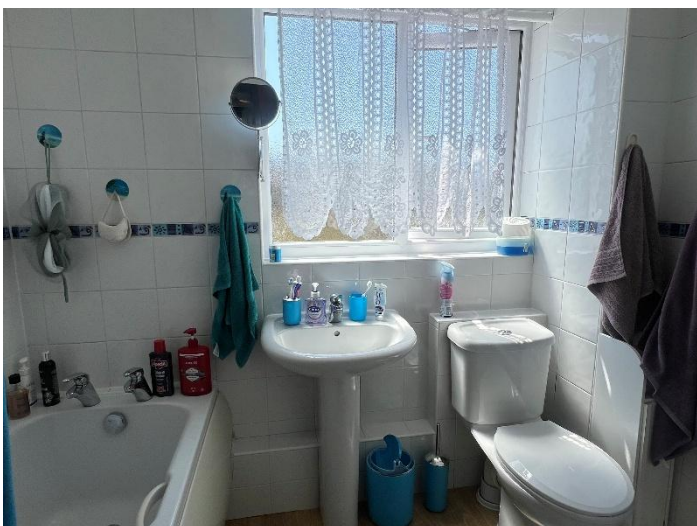


Pilning has all the benefits of a small village but also benefits from its close proximity to The Mall at Cribbs Causeway; the premier shopping destination in the South West. Offering a wide range of shops, restaurants and supermarkets plus a cinema, bowling alley, fitness gym and retail parks which 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

Hardwood flooring, stairs to first floor and oak door leading to lounge.

LOUNGE

12'3" x 15'6" 3.74m x 4.73m

With upvc double glazed window to front aspect, feature fireplace with functional open fire, hardwood flooring, radiator, oak door leading to kitchen.

KITCHEN

15'4" x 8'0" 4.68m x 2.43m

With upvc double glazed window to rear aspect, double glazed door to utility area, double doors to conservatory, range of wall and base units with worktop over, sink unit with mixer tap over, built in cooker with hob and extractor hood over, built in dishwasher, built in fridge freezer, built in microwave.

UTILITY AREA

With upvc double glazed window to rear garden, space for washing machine, space for tumble dryer.

CONSERVATORY

7'4" x 10'2" 2.24m x 3.10m

Of upvc double glazed construction, double doors to rear garden.

BEDROOM ONE

12'4" x 12'2" 3.77m x 3.72m

With upvc double glazed window to front aspect, radiator.

BEDROOM TWO

9'1" x 12'2" 2.77m x 3.70m

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

BEDROOM THREE

6'6" x 8'11" 1.99m x 2.72m

With upvc double glazed window to front, radiator.

BATHROOM

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

FRONT

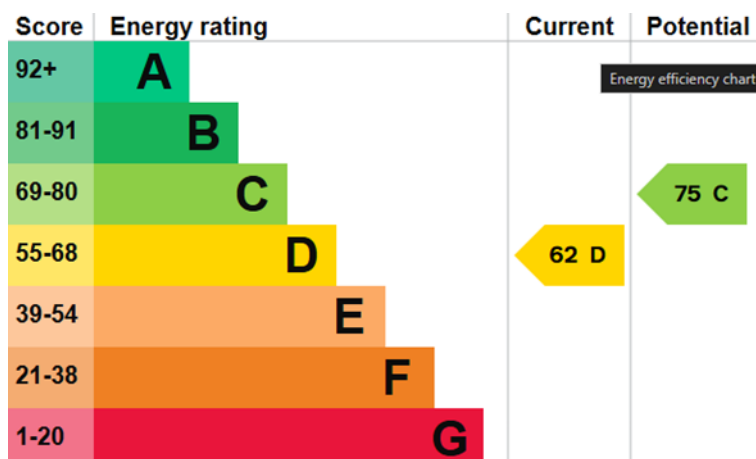
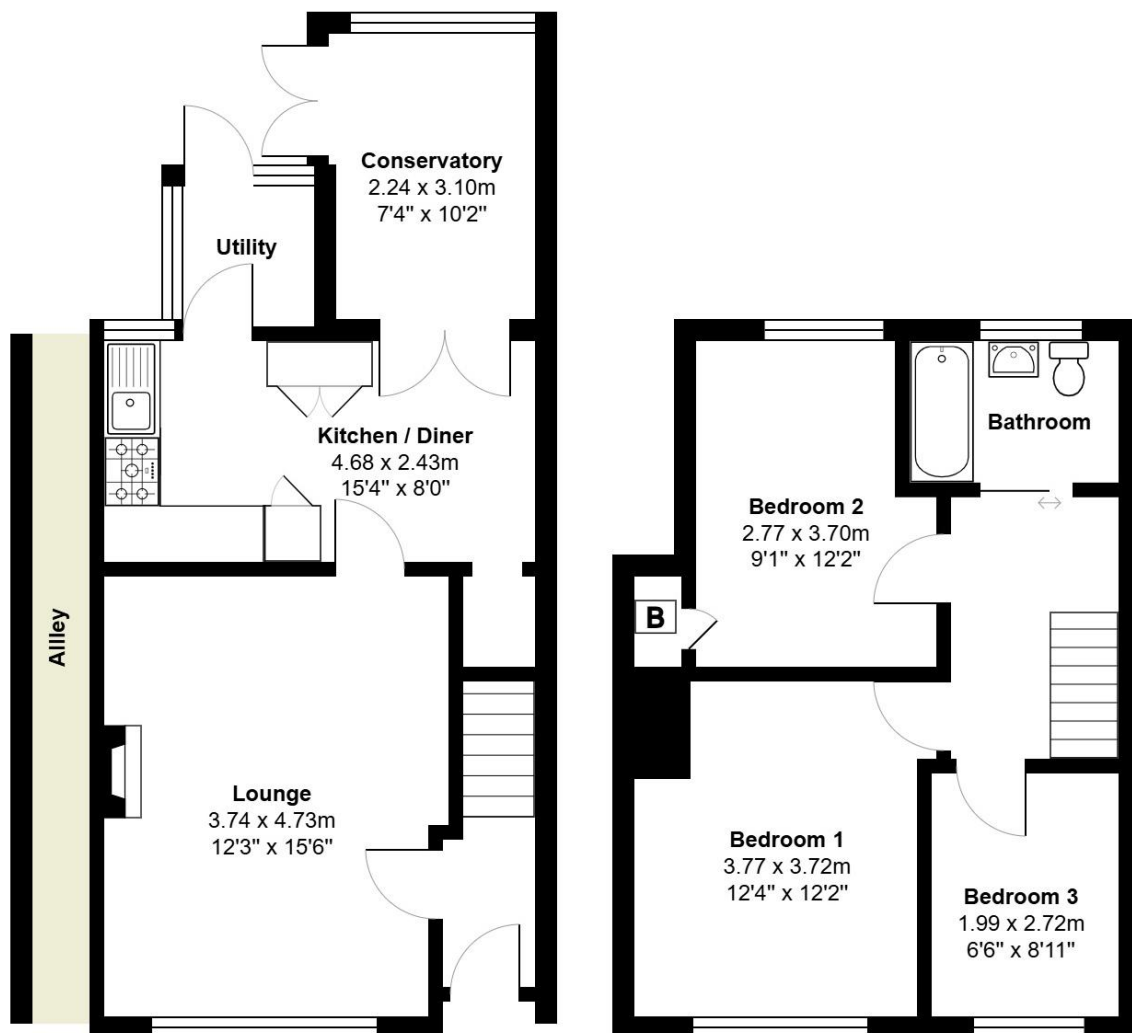
Laid to gravel providing off street parking space, with flower and shrub border, pathway to front door, side access to rear garden.

REAR

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

GARAGE

Single garage with pedestrian door from rear garden.



9 Keens Grove Pilning BRISTOL BS35 4LW		Energy rating D
Valid until	Certificate number	
7 July 2035	9735-3423-3500-0613-2202	

Property type	Mid-terrace house
Total floor area	70 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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