



52 HARDWICK ROAD,  
PILL, BS20 0DG

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**GOODMAN  
& LILLEY**



THIS TWO-BEDROOM HOME OFFERS THOUGHTFULLY ARRANGED ACCOMMODATION THROUGHOUT, COMBINING PRACTICAL LIVING SPACES WITH COMFORTABLE INTERIORS IDEALLY SUITED TO A RANGE OF BUYERS INCLUDING FIRST-TIME PURCHASERS, DOWNSIZERS AND INVESTORS ALIKE.

Approached via an attractive front garden, the property enjoys a pleasant setting with a lawned area to the left, a central pathway leading to the entrance, and a driveway positioned to the right providing off-road parking.

Upon entering the property, you are welcomed by a central hallway providing access to all principal rooms. Positioned to the right are the bedrooms, while the living accommodation is situated to the left, with the family bathroom located directly ahead.

The principal bedroom is a generously sized double room benefiting from fitted wardrobes and pleasant views overlooking the front garden. Bedroom two is a comfortable single room and further benefits from a useful built-in storage cupboard.

The living room is a bright and well-proportioned space featuring a window to the front aspect, creating an inviting area for relaxation. Leading through to the kitchen/dining room, this well-appointed space is fitted with a range of wall and base units and offers ample room for dining and everyday living.

Completing the accommodation is the family bathroom, fitted with a modern white suite comprising a bath with shower over, wash basin, and WC.

### Garden

The property further benefits from a private enclosed rear garden.

### Garage & Driveway

Further benefits include a single garage together with a driveway providing off-road parking for at least two vehicles.

### Location

Situated along Hardwick Road in the heart of Pill, the property enjoys a convenient yet peaceful location within easy reach of a range of local amenities, including a Spar, Co-Op and several well-regarded public houses. Portishead is also just a short drive away, providing access to a wider selection of shops, supermarkets and leisure facilities.

Further enhancing the area's appeal is the ongoing development of the highly anticipated Portishead railway line, with a new train station planned within walking distance of the property. Expected to open in 2028, the line will provide direct rail services through to Bristol Temple Meads, significantly improving connectivity for commuters and residents alike.

### Agent Notes

M5 (J19) 3 miles, M4 (J20) 11 miles, Bristol Parkway 14 miles, Bristol Temple Meads 10.5 miles, Bristol Airport 12 miles (distances approximate)

Tenure: Freehold

Council Tax Band: B

All viewings strictly by appointment with the agent Goodman & Lilley - 01275 430440

Please note, images have been edited to remove clutter.

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- End of Terrace Bungalow
  - No Onward Chain
  - Enclosed Rear Garden
  - Garage & Driveway
  - Two Bedrooms
  - Approx .642 Sq.Ft
  - In Need of Modernisation
  - Prime Pill Location

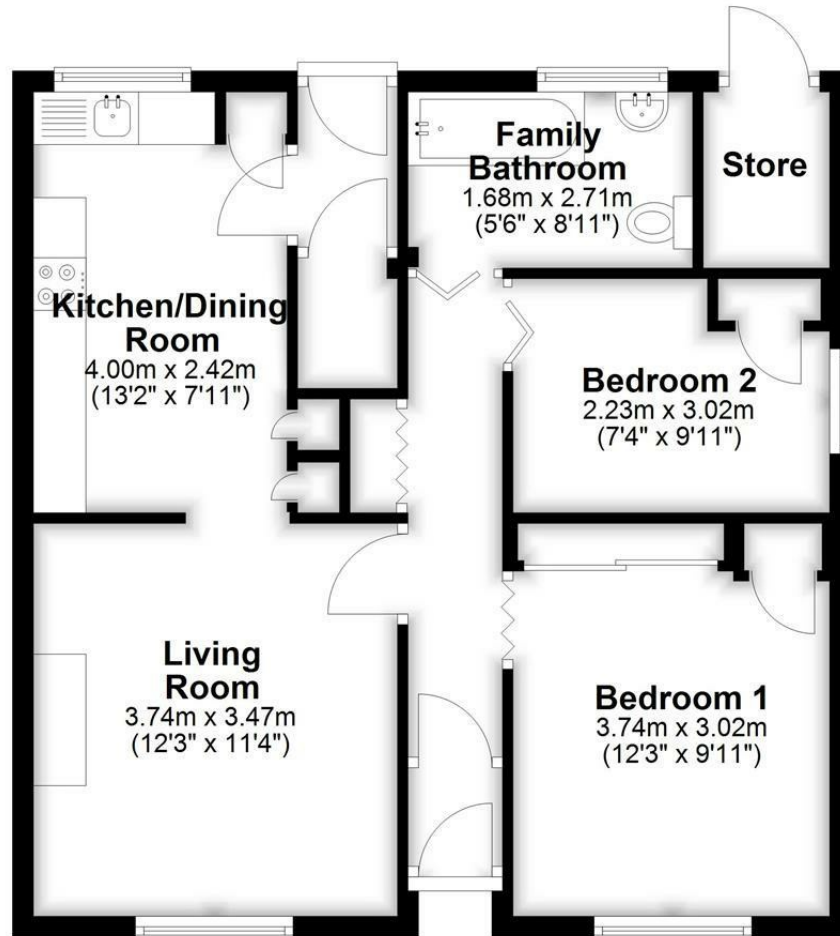


GUIDE PRICE £259,950



## Ground Floor

Approx. 59.7 sq. metres (642.6 sq. feet)



Total area: approx. 59.7 sq. metres (642.6 sq. feet)

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