



5 HARDWICK ROAD,
PILL, BS20 0DG

**GOODMAN
& LILLEY**



IN NEED OF MODERNISATION THROUGHOUT, IS THIS THREE BEDROOM SEMI-DETACHED FAMILY HOME PROVIDING POTENTIAL TO EXTEND OR RECONFIGURE TO CREATE A FAMILY HOME TO ENJOY FOR YEARS TO COME.

Located within a quiet cul de sac in the heart of the village and within strolling distance to the local Crockerne Primary School, Heywood Doctors Surgery and village shops, it's the ideal purchase for the growing family. Professional couples looking to escape the hustle and bustle of the city will be attracted to the ease of access to the motorway network & central Bristol approximately only 8 miles away with the trendy Clifton shops and bars even closer.

The light and airy accommodation, in brief comprises; entrance hall, pantry, utility room, wet room, living room and dining room to the ground floor, three bedrooms and a family bathroom occupy the first floor. Outside, the enclosed rear garden enjoys a wonderful southerly orientation and is laid predominantly to lawn and patio, driveway provides off street parking for several vehicles leading to the garage, the frontage is laid predominantly to lawn with mature planted borders.

With a shortage of three double bedroom properties in the village with gardens of this size rarely available, Goodman & Lilley anticipate a good degree of interest, call one of our property professionals to arrange your appointment to view.

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: B

Services: Electric, Gas, Water, Mains Drainage

All viewings strictly by appointment with sole agent Goodman & Lilley: 01275 430440

Accommodation Comprises:

Entrance Hall

Secure entrance door, aluminium double glazed window to front, under-stairs storage cupboard, radiator, stairs rising to first floor landing, door to:

Kitchen

Fitted with a matching range of base units with drawers and worktop space over, stainless steel sink unit with single drainer and tiled splashbacks, space for cooker, aluminium double glazed window to front, radiator, telephone point, open plan to Living Room, door to Pantry, door to:

Utility Room

Plumbing for washing machine, space for fridge/freezer and tumble dryer, aluminium double glazed window to front, open plan to:

Lobby

Storage cupboard, secure uPVC double glazed door to side, door to:

Wet Room

Fitted with three piece white suite comprising; tiled shower area with fitted shower, wash hand basin, low-level WC and full height tiling to all walls, extractor fan, aluminium obscure double glazed window to side, double radiator.

Living Room

Coal effect electric fireplace, double radiator, TV point, secure metal double glazed patio doors to garden, open plan to:

Dining Room

Aluminium double glazed window to rear, coal effect electric fireplace, radiator.

Landing

Loft hatch, doors to all bedrooms and family bathroom.

Master Bedroom

Aluminium double glazed window to rear, fitted single wardrobe, boiler cupboard housing gas combination boiler serving heating system and domestic hot water, radiator.

Bedroom Two

Aluminium double glazed window to rear, fitted double wardrobes, radiator.

Bedroom Three

Aluminium double glazed window to front, radiator.

Family Bathroom

Fitted with a three piece white suite comprising; deep panelled bath, wash hand basin with cupboards under and full height tiling to three walls, low-level WC, aluminium opaque double glazed window to front, radiator.

Outside

The expansive south facing rear gardens are predominantly laid to lawn and enclosed by timber panelled fencing with patio seating area providing pleasant seating areas in which to dine al fresco.

Driveway to the front of the property provides off street parking for several vehicles leading to the detached garage, the remainder of the frontage is laid to lawn enclosed by mature planted borders with pathway leading to the front of the home.

Garage

Detached single garage with up and over door.

Store Room

Secure hardwood entrance door, aluminium double glazed window to rear.

- Semi Detached Property
- Large Rear Garden
- Of Street Parking
- Three Double Bedrooms
- Detached Single Garage
- No Onward Chain

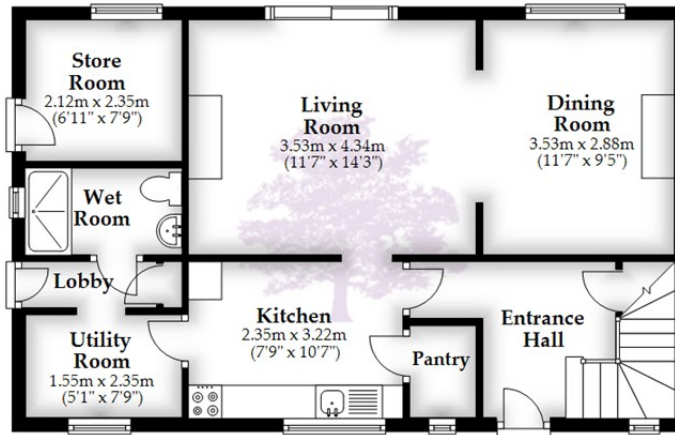


GUIDE PRICE £265,000



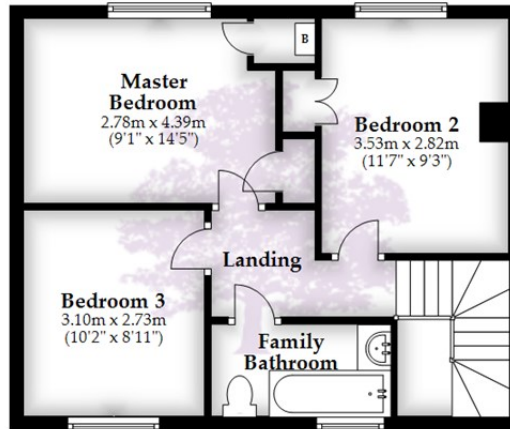
Ground Floor

Approx. 58.3 sq. metres (627.6 sq. feet)



First Floor

Approx. 43.8 sq. metres (471.3 sq. feet)



Total area: approx. 102.1 sq. metres (1099.0 sq. feet)

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