

HUNTERS[®]

HERE TO GET *you* THERE



3 Waterford Close

Thornbury, BS35 2HS

£395,000



Council Tax: D



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Entrance

Via uPVC double glazed front door opening to;

Dining Room

15'1" x 10'5" (4.60m x 3.20m)

uPVC double glazed window to front, radiator and double doors to;

Living Room

16'10" x 11'0" (5.15m x 3.37m)

uPVC double glazed window to rear with double glazed sliding patio doors to front, feature mock fireplace and 2 x radiators.

Inner Lobby

uPVC double glazed door opening to rear, staircase rising to first floor, large understairs storage cupboard and radiator.

Cloakroom

Window to side, WC and vanity unit incorporating wash hand basin.

Kitchen

10'5" x 10'0" (3.19m x 3.06m)

uPVC double glazed windows to side and rear. Extensive range of various floor and wall units with ample work surfaces incorporating single drainer sink unit with mixer tap over, plumbing for washing machine, space for fridge/freezer, plumbing for dishwasher, double oven with extractor hood and tiled splash backs. Wall mounted gas central heating boiler.

Landing

Window to side, access to loft and large airing cupboard housing hot water tank.

Bedroom 1

13'0" x 10'7" (3.98m x 3.23m)

uPVC double glazed windows to both the front and side, built-in wardrobe and radiator.

Bedroom 2

11'0" x 8'11" (3.37m x 2.73m)

uPVC double glazed window to front, built-in wardrobe and radiator.

Bedroom 3

9'4" x 9'4" (2.85m x 2.85m)

uPVC double glazed window to rear and radiator.

Bedroom 4

10'5" x 7'3" (3.20m x 2.23m)

uPVC double glazed window to rear and radiator.

Bathroom

Obscure uPVC double glazed window to side, white WC and vanity unit incorporating wash hand basin and panelled bath with shower screen and digital power shower. Illuminated, demister mirror with motion sensor and shaver socket. Fully tiled around with heated towel rail.

Utility/Potting Shed

This useful room is attached to the rear of the garage. It has floor units with work surfaces, power and light. Door opening to garage.

Garage

Single attached garage with up and over door, power and lighting.

Parking

The is a generous driveway providing off street parking for several vehicles.

Front Garden

Large open plan level lawn.

Rear Garden

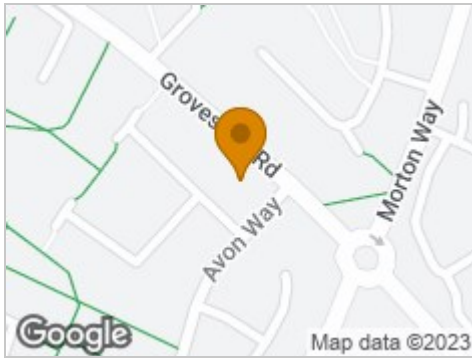
Enclosed private level patio garden with block paved area, small lawn, beds, borders and aluminium framed greenhouse, strawberry patch, several fruit trees and fruit canes. There is a generous covered area which links the back door to the utility room and garage, above it is a large retractable awning that provides shelter and shade on sunny days. Finally there is a rear gate giving access to Grovesend Road.

Material Information - Thornbury

Tenure Type; Freehold
Council Tax Banding; D
EPC Band; D



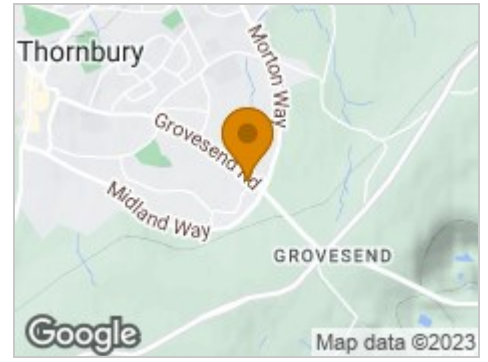
Road Map



Hybrid Map



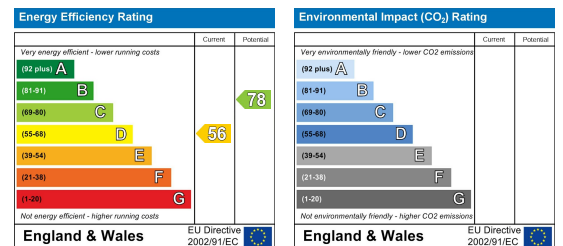
Terrain Map



Viewing

Please contact our Hunters Thornbury Office on 01454 411522 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.