

HUNTERS[®]

HERE TO GET *you* THERE



Avon Way

Thornbury, BS35 2DF

Offers In The Region Of £245,000



Council Tax: B



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Introduction

Occupying a pleasant cul de sac position in this established residential area, this three bedroom semi detached house represents a great choice for the young family. With a range of features and benefits the property affords both gas central heating and Upvc double glazing, whilst there is a fully enclosed private garden to the rear. Offered with no onward chain, this home could be yours sooner than you think!

Entrance

Via security locking PVC front door that opens to the hallway

Hallway

Full length obscure uPVC double glazed window to front, staircase rising to first floor and radiator

Living Room

13'2" x 12'6" (4.02m x 3.83m)
uPVC double glazed window to front, feature electric fireplace, radiator. Open plan through to....

Dining Room

10'2" x 8'11" (3.10m x 2.73m)
uPVC double glazed window to rear. Radiator

Kitchen

11'0" x 9'6" (3.37m x 2.91m)
uPVC double glazed window to rear, and uPVC double glazed door opening to the side. Range of various floor and wall units with contrasting work surfaces that incorporates a single drainer sink unit. Plumbing for washing machine and useful pantry. Radiator

Landing

Obscure uPVC double glazed window to side, access to loft and linen cupboard

Bedroom 1

11'3" x 10'2" (3.45m x 3.10m)
uPVC double glazed window to front and radiator

Bedroom 2

12'2" x 10'11" (3.73m x 3.33m)
uPVC double glazed window to rear, wall mounted gas central heating boiler and radiator

Bedroom 3

8'4" x 8'2" (2.56m x 2.50m)
uPVC double glazed window to front and radiator

Bathroom

Obscure uPVC double glazed window to rear. White wash hand basin and panelled bath with shower over. Heated towel rail

Separate W.C

Obscure uPVC double glazed window to side

Front Garden

Generous level open plan lawn

Rear Garden

Enclosed, secure and private patio garden with substantial concrete shed, timber Wendy/play house and gravelled area with various established shrubs. Water tap and side gate

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band B



Road Map



Hybrid Map



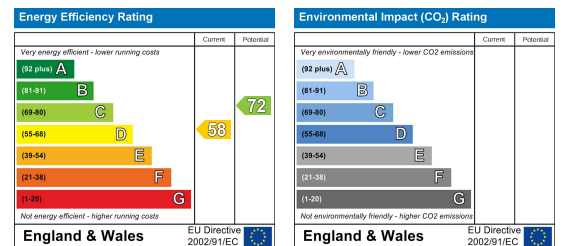
Terrain Map



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.