

HUNTERS[®]

HERE TO GET *you* THERE



Swallow Park

Thornbury, Bristol, BS35 1LS

£399,995



Council Tax: D



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Introduction

Large, established and private corner plot gardens compliment this super detached bungalow that is tucked away in an established yet conveniently situated residential cul-de-sac. Whilst the accommodation has been greatly improved and upgraded within the past couple of years, the bungalow remains a blank canvas for the new owners to introduce their own ideas for redecorating to their own taste. Works completed by the current owners include; a new gas central heating boiler and radiators, a new roof to the entire bungalow and the upgrading of a new fuse box. With a number of desirable features to include a cloakroom, utility room/third bedroom, uPVC double glazing and detached garage, we are keen to encourage early appointments to view!

Entrance

Via security locking front door

Hallway

Large storage cupboard and radiator

Kitchen

9'5" x 7'6" (2.88m x 2.30m)

uPVC double glazed window to front. Range of floor and wall units with contrasting work surfaces incorporating stainless steel sink unit, integral dishwasher, built in oven and 4 ring ceramic hob with space for fridge freezer

Utility Room/Bedroom 3

8'6" x 7'11" (2.60m x 2.43m)

Upvc double glazed window to side and obscure double glazed door to rear. Basic range of floor and wall units with plumbing for washing machine, space for tumble dryer and radiator

Living Room

21'10" x 11'1" (6.68m x 3.40m)

uPVC double glazed windows to side and rear with French doors opening to garden. Coved ceiling and two radiators

Inner Lobby

Access to loft and cupboard housing gas central heating boiler

Bathroom

Obscure uPVC double glazed window to front, white W.C, wash hand basin and panelled bath with shower attachments over, tiled splash backs. Radiator

Bedroom 1

12'1" x 10'3" (3.70 x 3.14)

uPVC double glazed window to rear, built in sliding mirror door wardrobe and radiator

Bedroom 2

9'6" x 8'2" (2.90m x 2.50m)

uPVC double glazed window to front and radiator

Rear Garden

Large established and very private wrap around level garden that is mainly laid to lawn with various shrubs and bushes. Paved patio and pond with shed and side gate with water tap.

Garage

Single detached garage with roller door and part glazed side door

Parking

Hard standing in front of garage for 2 x vehicles

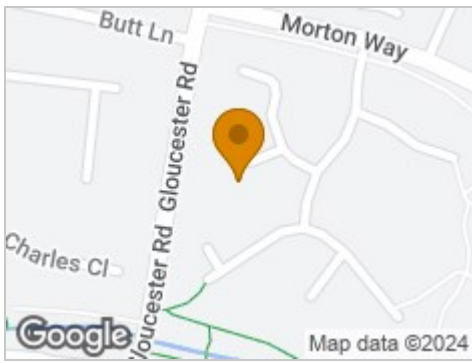
Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band D



Road Map



Hybrid Map



Terrain Map



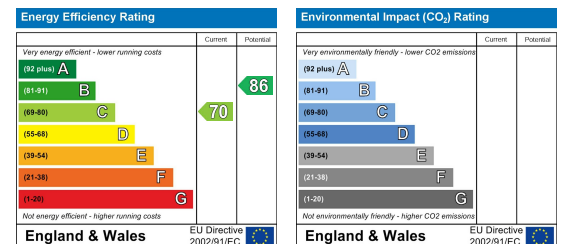
Floor Plan



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.