

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Badger Road

Thornbury, BS35 1AD

Offers In Excess Of £405,000



Council Tax: D



# 116 Badger Road

Thornbury, BS35 1AD

Offers In Excess Of £405,000



## ENTRANCE

Via security locking front door

## HALLWAY

Staircase rising to first floor and radiator

## LIVING ROOM

17'11" x 11'9" (5.45 x 3.58)

Upvc double glazed window to front, radiator and double doors opening through to;

## KITCHEN/DINER

15'10" x 15'5" (4.82 x 4.71)

Upvc double glazed French doors opening to rear garden with double glazed fixed pain windows to either side. Double glazed skylights. Extensive range of modern "high gloss" floor and wall units with contrasting work surfaces incorporating sink unit with mixer taps, integral fridge/freezer, plumbed for dishwasher, integral double oven and 4 ring halogen hob with extractor hood over. Cupboard housing concealed gas central heating boiler. Radiator

## UTILITY ROOM

5'11" x 5'4" (1.80 x 1.63)

Range of floor and base units with work surfaces. Plumbed for washing machine

## CLOAKROOM

W.C. wash hand basin and radiator

## LANDING

Door providing access to staircase that rises to second floor

## BATHROOM

Obscure Upvc double glazed window to rear. White suite comprising wash hand basin. W.C., panelled bath and separate tiled shower enclosure. Heated towel rail

## BEDROOM 2

15'6" x 10'8" (4.72 x 3.26)

Upvc double glazed window to front, large built in cupboard and radiator

## BEDROOM 3

12'11" x 8'6" (3.94 x 2.58)

Upvc double glazed window to rear, storage cupboard and radiator

## SECOND FLOOR

### MASTER BEDROOM

22'6" x 11'11" (6.87 x 3.62)

Upvc double glazed window to front. Extensive range of built in sliding mirror door wardrobes, \Cupboard housing hot water tank and radiator

### EN-SUITE

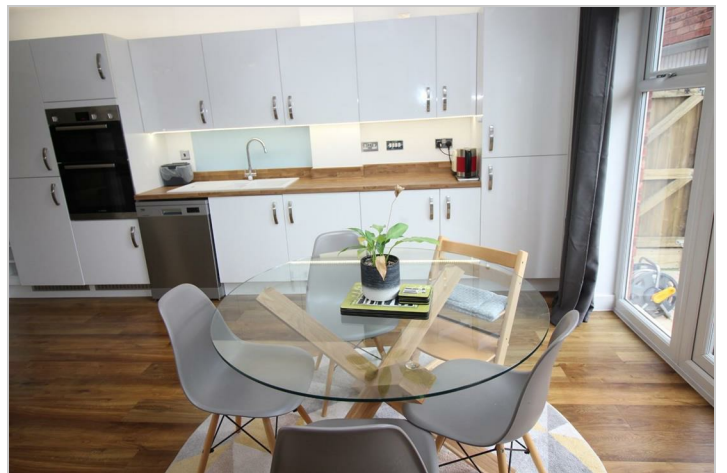
Obscure Upvc double glazed window to rear. White W.C. wash hand basin and tiled shower enclosure. radiator

### REAR GARDEN

Enclosed, private and level south facing plot laid to lawn with decked area, summer house and paved patio. door to garage, gate to parking at the side

### GARAGE

Generous single garage with up and over door, power and light. Additional parking on the partially sheltered driveway for a further 2/3 vehicles



## Road Map



## Hybrid Map



## Terrain Map



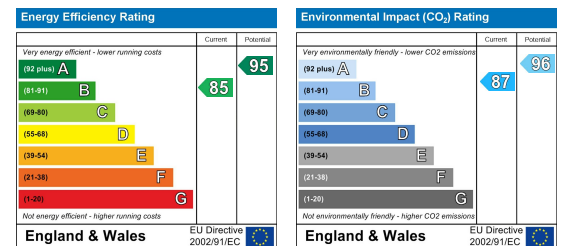
## Floor Plan



## 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.