

HUNTERS[®]

HERE TO GET *you* THERE



9 The Square

Alveston, BS35 3PE

£425,000



Council Tax: D



White House 9 The Square

Alveston, BS35 3PE

£425,000



Entrance

Via security locking composite front door opening to

Hallway

Limestone floor, staircase rising to first floor with useful storage cupboard under. Radiator

Lounge

12'10" x 10'5" (3.91m x 3.18m)

Double glazed cottage style windows to front with attractive arched stained and leaded double glazed window to side. Feature stone fireplace incorporating wood burning stove. Oak floor and radiator

Dining room

10'8" x 10'7" (3.26m x 3.24m)

Double glazed cottage style window to side, limestone floor and radiator

Kitchen

9'2" x 8'2" (2.79m x 2.49m)

Double glazed cottage style windows to front and side. Fabulous range of quality floor and wall units with contrasting Nero Impala Granite work surfaces. Sink unit with tiled walls and extractor hood

Utility Room

Solid timber back door opening to rear garden. Plumbed for washing machine, space for tumble dryer and space for fridge/freezer. Wall mounted gas central heating boiler and cupboards. Tiled floor

Shower room

Obscure glazed window to side. W.C, vanity unit incorporating wash hand basin and tiled shower enclosure. Heated "dual fuel" towel rail

Landing

Bedroom 1

10'6" x 10'9" (3.20m x 3.28m)

Double glazed cottage style windows to front side, exposed original beams and radiator

Bedroom 2

10'11" x 8'4" (3.33m x 2.54m)

Double glazed cottage style windows to front and side. Feature cast iron fireplace and radiator

Bedroom 3

8'0" x 7'8" (2.44m x 2.34m)

Double glazed cottage style window to front and radiator

Front Garden

Pretty, easy to manage low maintenance garden enclosed by stone wall with garden gate

Rear Garden

Enclosed private patio garden with various established shrubs and flower beds. Secure gate leading to lane at the side

Garage

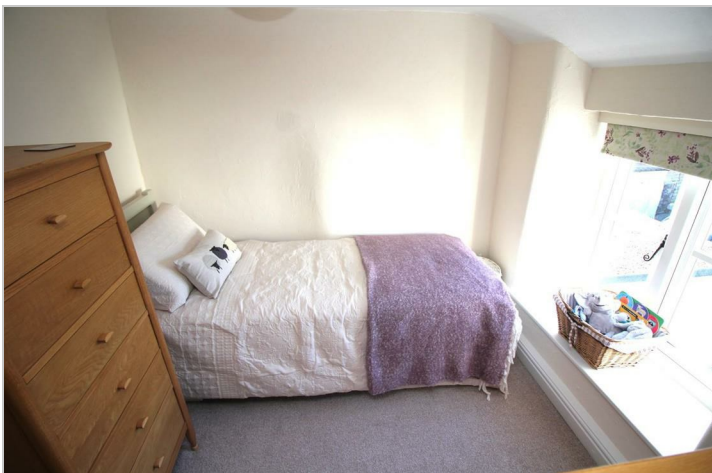
Single detached garage with additional parking on block paved driveway for two additional vehicles.

Material Information

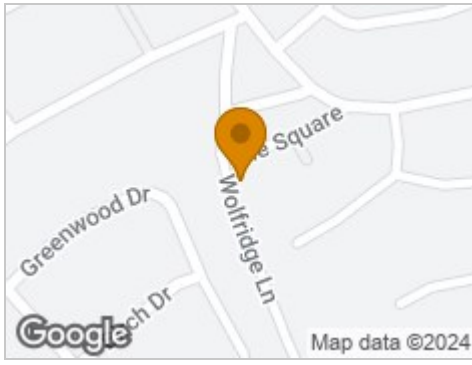
Tenure Type; Freehold

Leasehold Years remaining on lease;

Council Tax Banding; South Gloucestershire D



Road Map



Hybrid Map



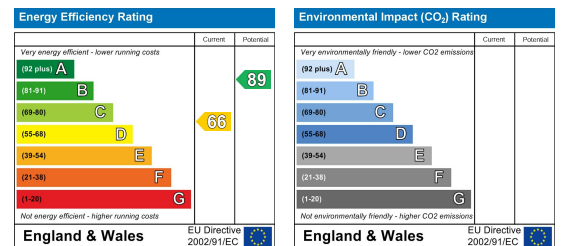
Terrain Map



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.