

# HUNTERS®

HERE TO GET *you* THERE



## Windrush Court

Thornbury, Bristol, BS35 2DF

£268,500



Council Tax: B



# 16 Windrush Court

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If you are in search of a family home that's ready to move into, then look no further, this could be the one for you! Providing well presented, clean and tidy accommodation that has been freshly redecorated with new floor coverings, this super three bedroom house enjoys the benefit of modern fitted kitchen, bathroom with shower, gas central heating and uPVC double glazing. With Separate receptions, ground floor cloakroom and secure rear garden with two tool sheds, this tremendous property is sure to tick all the boxes. NO CHAIN!

## Entrance

Via canopy porch to obscure uPVC double glazed front door opening to

## Hallway

Staircase rising to first floor, under stairs recess with RCD box. Radiator

## Cloakroom

Obscure uPVC double glazed window to front, W.C wash hand basin and wall mounted gas central heating boiler

## Lounge

15'5" x 12'7" (4.71m x 3.86m)

uPVC double glazed bay window to front, feature fireplace and radiator

## Kitchen

10'4" x 9'6" (3.16m x 2.92m)

uPVC double glazed window to rear. Range of newly fitted floor and wall units with contrasting work surfaces incorporating stainless steel sink unit. Various integral appliances to include electric oven with 4 ring gas hob and extractor hood over, plumbed for washing machine and space for fridge/freezer. Pantry and double glazed door to side

## Dining Room

10'2" x 8'11" (3.10m x 2.73m)

uPVC double glazed window to rear and radiator

## Landing

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

## Bedroom 1

10'5" x 11'4" (3.20m x 3.46m)

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

## Bedroom 2

10'11" x 10'2" (3.35m x 3.11m)

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

## Bedroom 3

8'2" x 8'2" (2.50m x 2.50m)

uPVC double glazed window to front and radiator

## Bathroom

Obscure uPVC double glazed windows to side and rear with extractor fan. White suite comprising W.C, wash hand basin and tiled shower enclosure incorporating electric shower unit. Heated towel rail

## Garden

Small enclosed lawn opening onto large open common green

## Rear

Enclosed level private patio garden with two storage sheds and rear gate

## Material Information - Thornbury

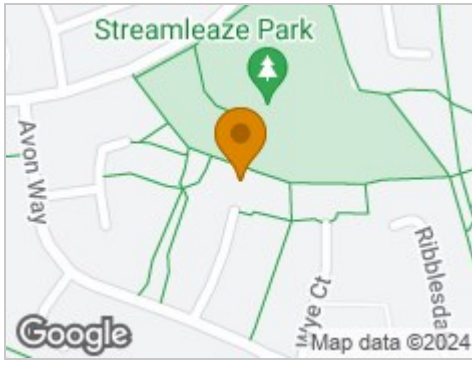
Tenure Type; Freehold

Council Tax Banding; South Gloucestershire band B

Tel: 01454 411522



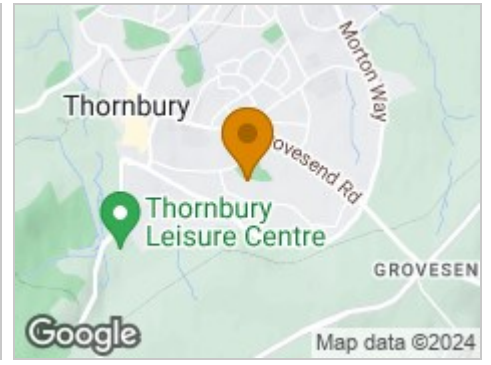
## Road Map



## Hybrid Map



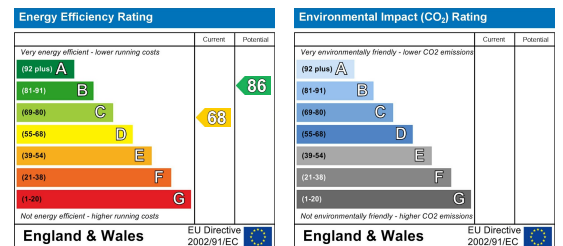
## Terrain Map



## 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.