

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Squires Leaze

Thornbury, BS35 1TH

£440,000



Council Tax: D



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Thornbury, BS35 1TH

£440,000



Detached bungalows in Thornbury are indeed a rare commodity and to find one advertised in Squires Leaze is in itself an even greater rarity. For those not in the know, this established part of Thornbury is conveniently situated and extremely sought after, being just a short distance for the local health centre and within grasp of various local amenities. Deceptively spacious, flexible and versatile in arrangement, the bungalow is tastefully appointed to incorporate a wealth of features that include gas central heating, uPVC double glazing, modern kitchen and shower room with separate W.C, private gardens, sun lounge, detached garage and so much more..... Don't miss this opportunity to be one of the first to view. Key with agent!

## Entrance

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

## Reception Hallway

Spacious central reception area with useful storage cupboards, airing cupboard and access to loft

## Living Room

17'9" x 15'11" (5.42m x 4.86m)

uPVC double glazed bay window to front. Coved ceiling, feature fireplace, 2 x radiators and double glazed sliding patio doors opening to

## Sun Lounge

9'4" x 8'6" (2.87m x 2.60m)

uPVC double glazed windows overlooking the rear garden and French doors opening to the side

## Kitchen

10'2" x 9'8" (3.10m x 2.95m)

uPVC double glazed window to rear with double glazed door opening to the garden. Range of modern floor and wall units with contrasting work surfaces incorporating stainless steel sink unit. Plumbed for washing machine, integral fridge/freezer, space for cooker and cupboard housing gas central heating boiler

## Bedroom 1

12'5" x 10'8" (3.80m x 3.26m)

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

## Bedroom 2

11'1" x 9'10" (3.40m x 3.0m)

uPVC double glazed window to front and radiator

## Bedroom 3/Dining Room

11'1" x 7'9" (3.38m x 2.38m)

uPVC double glazed window to side and radiator

## Shower Room

Obscure uPVC double glazed window to side. Vanity unit incorporating wash hand basin and large walk in shower enclosure incorporating electric shower unit. Tiled around and heated towel rail

## Sep W.C.

Obscure uPVC double glazed window to side. White W.C. wash hand basin and heated towel rail

## Front Garden

Large open plan lawn

## Rear Garden

Enclosed and secure level garden that is laid to lawn with various shrubs and path to garage

## Garage

Single detached with up and over door, power and light

## Parking

Hardstanding on driveway for two additional vehicles in tandem

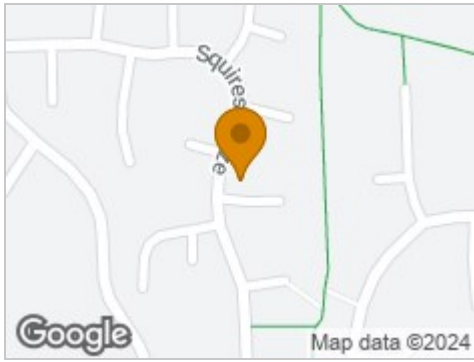
## Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band D



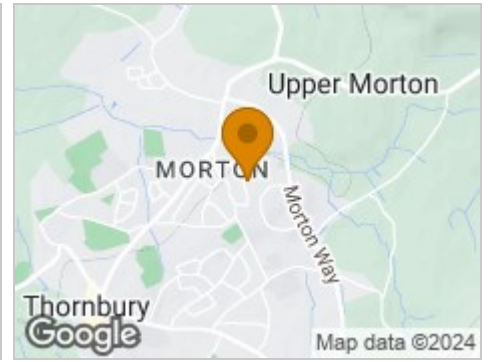
## Road Map



## Hybrid Map



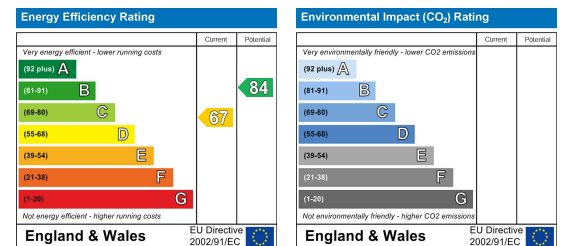
## Terrain Map



## 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.