

HUNTERS®

HERE TO GET *you* THERE



Deer Park

Thornbury, Bristol, BS35 1AT

£535,000



Council Tax: E



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Entrance

Via security locking double glazed composite front door to ...

Hallway

Staircase to first floor, radiator.

Cloak Room

Low level w.c. wash hand basin, radiator, closed cupboard incorporating fuse box.

Lounge

16'6" x 12'8" (5.05m x 3.88m)

UPVC double glazed window to front, UPVC double glazed window to side, useful under stairs storage cupboard, radiator.

Kitchen/Dining Room

19'2" x 15'9" (5.86m x 4.81m)

UPVC double glazed French doors and double glazed windows forming a feature that opens onto the rear garden. A range of various floor and wall units with ample working surfaces incorporating a stainless still sink unit, various integral appliances including a double oven, and five burner gas hob with extractor over, dishwasher, fridge/freezer, radiator.

Utility Room

9'3" x 5'6" (2.83m x 1.70m)

Double glazed composite door to side, a range of base units incorporating working surfaces with plumbing for automatic washing machine, cupboard housing central heating boiler, radiator.

Landing

Obscure UPVC double glazed window to side,

access to loft, cupboard housing pressurised hot water tank, radiator.

Bathroom

Obscure UPVC double glazed window to rear, white w.c wash hand basin and tiled shower enclosure incorporating mixer shower unit, extractor fan, heated towel rail.

Bedroom 1

12'8" x 12'1" (3.87m x 3.69m)

UPVC double glazed windows to front and side, a range of built in wardrobes, radiator.

Ensuite

Obscure double glazed window to front, w.c. wash hand basin, tiled shower enclosure incorporating a mixer shower unit, towel rail.

Bedroom 2

13'4" x 10'7" (4.07m x 3.25m)

UPVC double glazed window to front, recess for wardrobes, radiator.

Bedroom 3

11'9" x 8'4" (3.59m x 2.56m)

UPVC double glazed window to rear, radiator.

Bedroom 4

11'8" x 10'1" (3.58m x 3.09m)

UPVC double glazed window to rear, radiator,

Gardens

To the front there is a small lawn with flower beds. To the rear there is a patio, side access.

Garage

There is an integral garage with up and over door with power and light.

Tel: 01454 411522

Hardstanding

On the driveway for an additional vehicle.

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band E



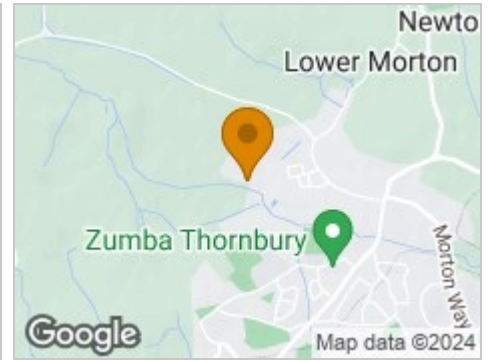
Road Map



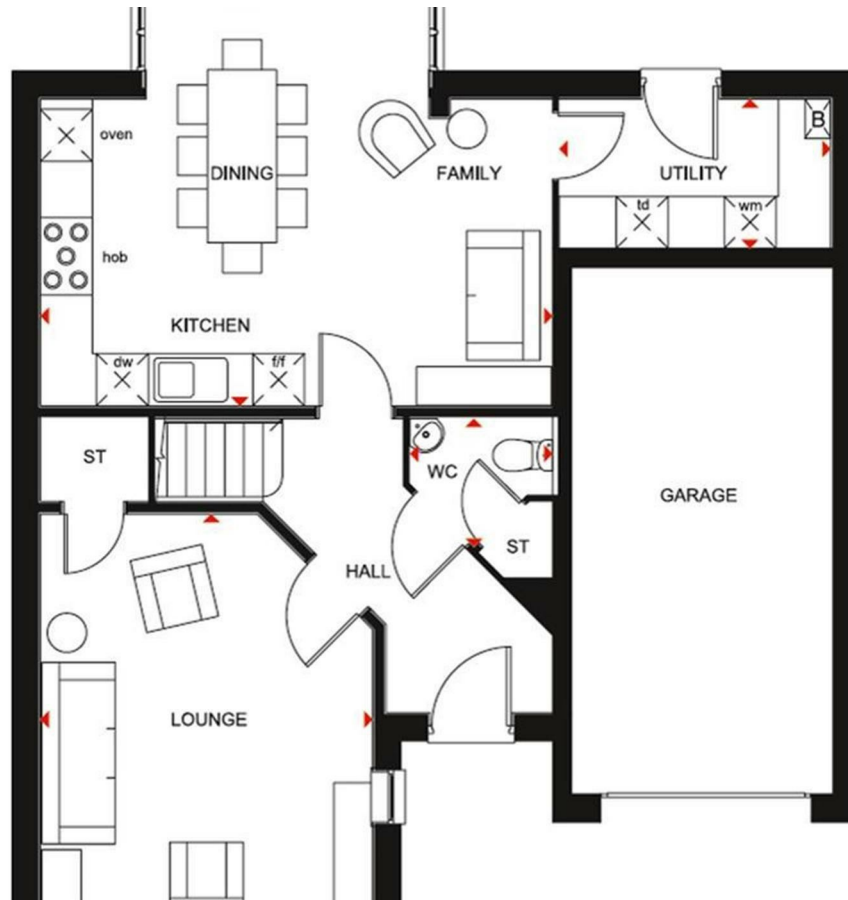
Hybrid Map



Terrain Map



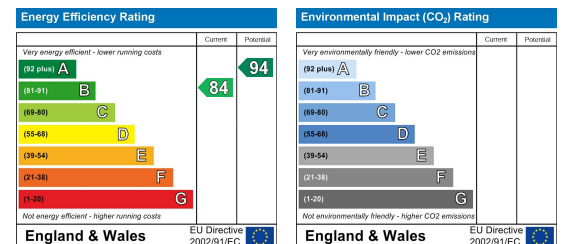
Floor Plan



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.