

# HUNTERS<sup>®</sup>

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## Bishops Wood

Almondsbury, BS32 4HN

**REDUCED ! NOW £600,000**



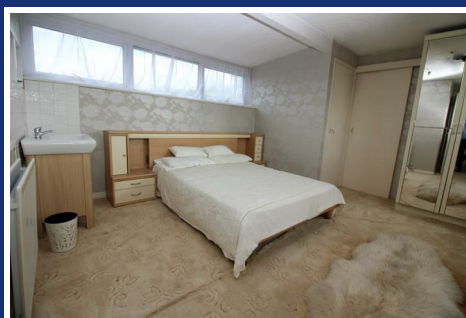
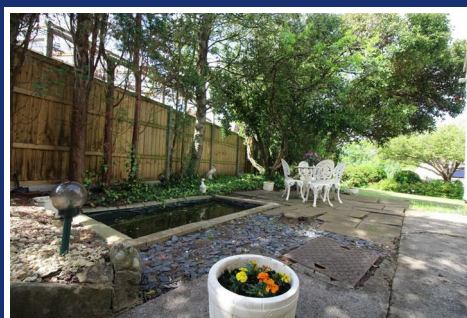
Council Tax: F



# 5 Bishops Wood

Almondsbury, BS32 4HN

Offers Invited £600,000



## Entrance

Via feature brick arches opening to covered veranda and part glazed front door.

## Hallway

UPVC double glazed window to front, feature open tread staircase rising to 1st floor, wall mounted meter cupboard and radiator

## Lounge

17'10" x 10'11" (5.45m x 3.33m)

UPVC double glazed window to front with double glazed sliding patio doors opening to side, feature stone fireplace incorporating Living Flame gas fire with tiled hearth, radiator.

## Dining Room

16'9" x 11'9" max (5.11m x 3.60m max )

UPVC double glazed window to side with window to rear incorporating secondary double glazing, radiator.

## Kitchen

10'5" x 8'9" (3.20m x 2.67m)

Window to rear. Range of various floor and wall units incorporating work surfaces with stainless steel single drainer sink unit, plumbing for washing machine, space for electric cooker, tiled floor and part glazed door opening to :-

## Conservatory

10'5" x 5'10" (3.20m x 1.80m)

Aluminium frame with sliding door opening to rear garden, plumbing for washing machine, power.

## Bathroom

Obscure UPVC double glazed window to rear, white

WC, wash hand basin, panelled bath with shower attachment and radiator.

## Bedroom 2

11'10" x 9'10" (3.62m x 3.0m)

UPVC double glazed window to rear, radiator.

## Bedroom 3

12'1" x 9'5" (3.69m x 2.89m)

Windows to front and side, radiator.

## Bedroom 5/Study

7'1" x 6'10" (2.18m x 2.10m )

UPVC double glazed window to rear.

## Landing

UPVC double glazed window to front, storage cupboards.

## Shower Room

Obscure UPVC double glazed window to rear, WC and tiled shower enclosure.

## Master Bedroom

13'6" x 12'3" (4.12m x 3.75m)

UPVC double glazed window to front with fabulous views towards the Severn Bridge, vanity unit incorporating wash hand basin and radiator. Large wardrobe and storage cupboard with access into eaves with gas central heating boiler.

## Bedroom 4

12'1" x 9'10" (3.70m x 3.0m)

UPVC double glazed window to rear, vanity unit incorporating wash hand basin, radiator, access for storage into eaves.

## Gardens

The property occupies a corner plot with established gardens that extend to a lawn with established mature shrubs at the front, paved patio with pond at the side and small lawn at the rear with conifer screening, toolshed and paved area.

## Garage

Single detached garage with up and over door, power & Light.

## Parking

Hardstanding for 4 vehicles on driveway.

## Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band F



## Road Map



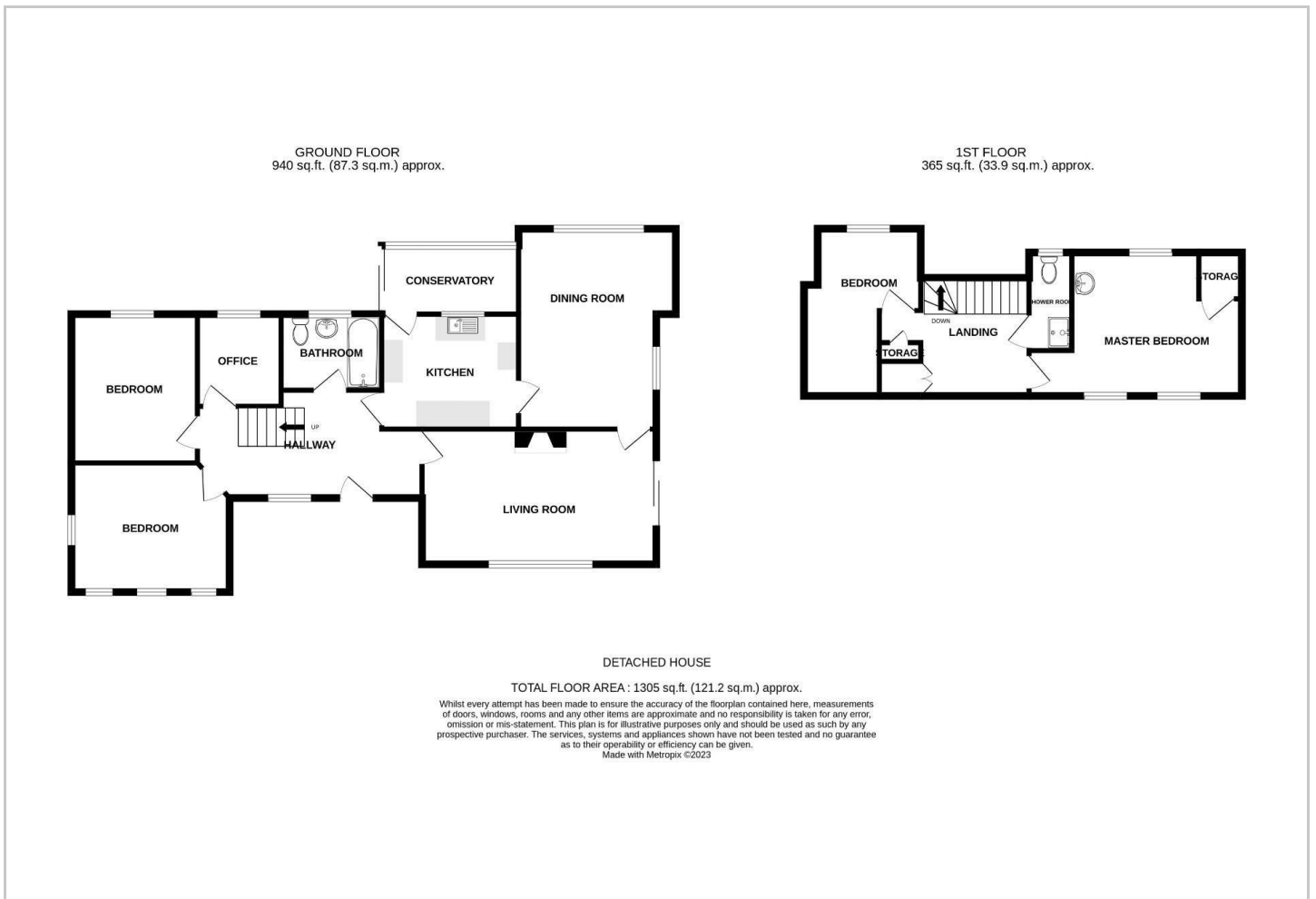
## Hybrid Map



## Terrain Map



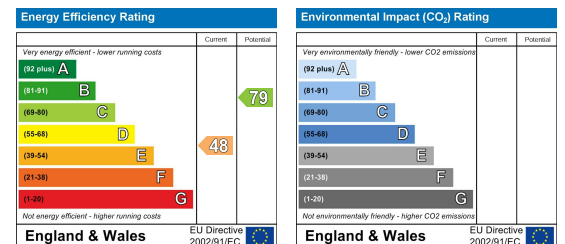
## Floor Plan



## 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.