

HUNTERS[®]

HERE TO GET *you* THERE



Camellia Drive

Almondsbury, BS32 4DA

£230,000



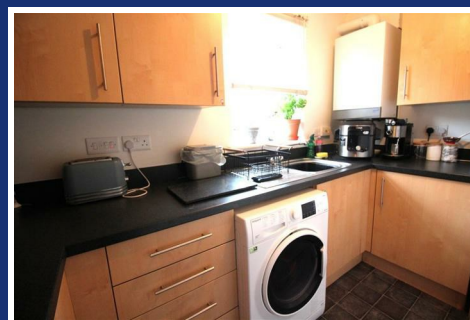
Council Tax: B



20 Camellia Drive

Almondsbury, BS32 4DA

£230,000



Entrance

Via communal entrance to hallway with access to self contained flat

Hallway

Wall mounted security entry phone system and radiator, storage cupboard

Kitchen

6'1" x 10'1" (1.86m x 3.08m)

UPVC double glazed window to rear. Range of floor and wall units with work surfaces over incorporating stainless steel single drainer sink unit, plumbing for washing machine, integrated oven, four ring gas hob, wall mounted gas combi boiler

Living Room

14'7" x 12'0" (4.47m x 3.66m)

UPVC double glazed window to front, radiator

Bathroom

Obscure UPVC double glazed window to rear, white WC, vanity unit incorporating wash band basin, panelled bath with shower over, heated towel rail

Bedroom One

9'1" x 12'7" (2.79m x 3.86m)

UPVC double glazed window to front, radiator

Bedroom Two

9'6" x 11'9" (2.90m x 3.60m)

UPVC double glazed window to rear, built in cupboard, radiator

Gardens

Communal Gardens

Parking

Allocated parking for one vehicle at the rear

Material Information - Thornbury

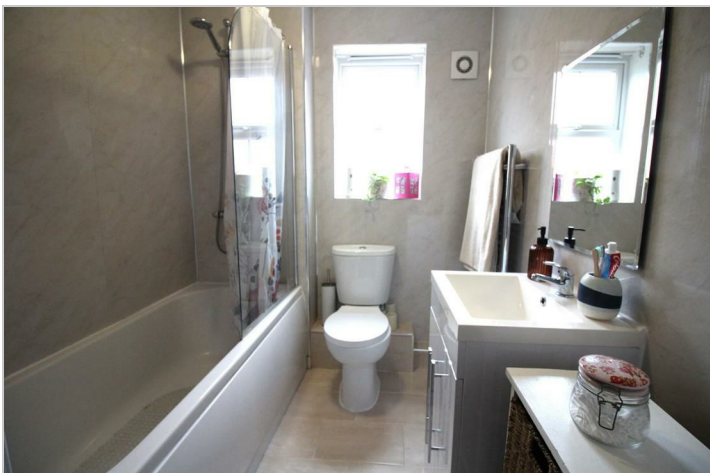
Tenure Type; Leasehold

Leasehold Years remaining on lease;

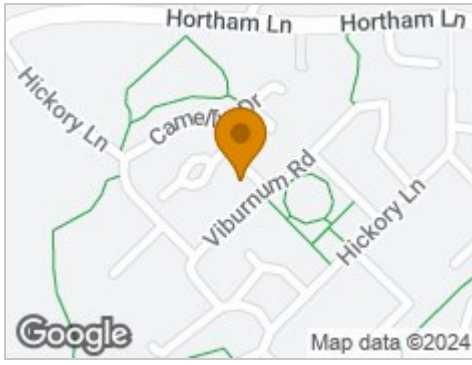
Leasehold Annual Service Charge Amount

£1,131.50

Council Tax Banding; South Gloucestershire Band B



Road Map



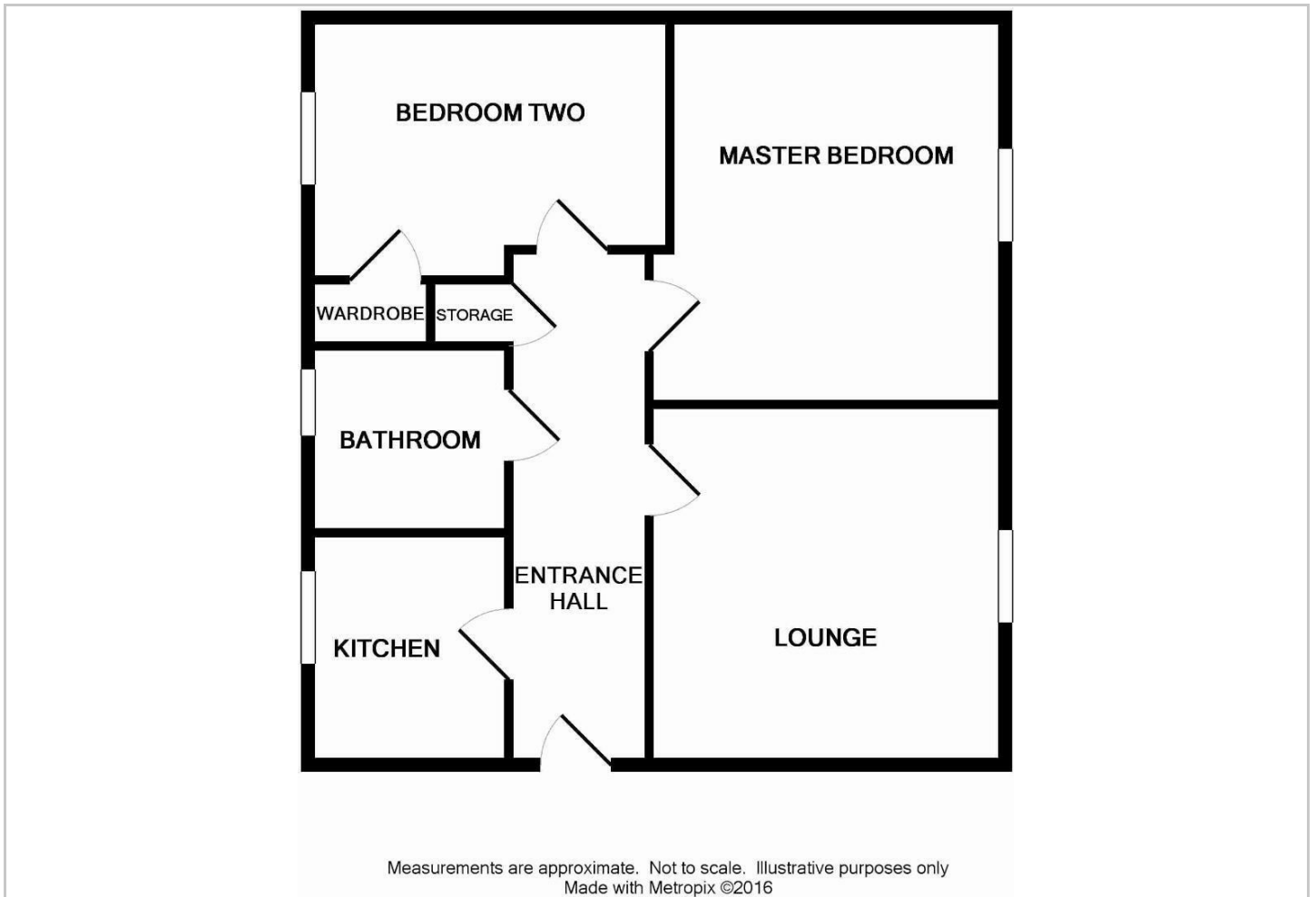
Hybrid Map



Terrain Map



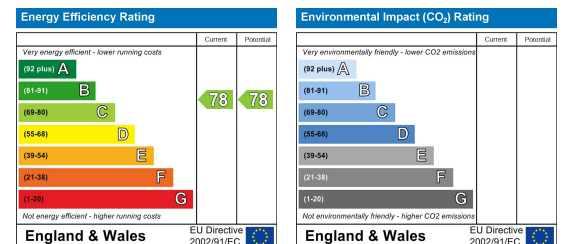
Floor Plan



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.