

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Badger Road

Thornbury, Bristol, BS35 1AD

£375,000



Council Tax: D



# 88 Badger Road

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£375,000



## Entrance

Via attractively tiled canopy porch to composite double glazed front door leading to

## Hallway

With dog leg stair case rising to first floor with useful storage cupboard under

## Cloakroom

WC, wash hand basin and extractor fan, radiator

## Living Room

13'4" x 15'6" (4.07 x 4.73m)

UPVC double glazed bay window to side and double glazed window to front. Double glazed French doors opening to rear garden. 2 radiators

## Kitchen/Diner

8'3" m x 15'6" (2.54 m x 4.74m)

UPVC double glazed window to front with double glazed French doors opening to rear garden. Range of various floor and wall units with contrasting work surfaces incorporating built in oven and 4 ring hob, single drainer sink unit with mixer taps, plumbing for washing machine, integrated fridge/freezer, dishwasher, extractor fan

## Landing

Double glazed window to rear, access to front, large over stairs storage cupboard

## Bathroom

Obscure UPVC double glazed window to front, white WC, wash hand basin and panelled bath with tiled splashbacks and heated towel rail

## Bedroom One

9'4" x 8'11" (2.85m x 2.74m)

UPVC double glazed window to rear, built in sliding mirror door wardrobes and radiator

## Ensuite

WC, wash hand basin and tiled shower enclosure with extractor fan and heated towel rail

## Bedroom Two

8'1" x 8'0" (2.48m x 2.44m)

Dual aspect with UPVC double glazed window to both front and side, radiator

## Bedroom Three

11'5" x 7'1" (3.48m x 2.16m)

Dual aspect with UPVC double glazed window to side and rear, radiator

## Gardens

Rear: Enclosed secure and private level garden laid to lawn with paved patio, timber shed and side gate

## Home Office

7'1" x 12'1" (2.18m x 3.70)

Three year old, fully insulated timber structure with power and light. Double glazed windows to front with French doors opening onto patio

## Garage

Single detached with up and over door, power and light. Parking hardstanding for 2-3 vehicles

## Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band D



### Road Map



### Hybrid Map



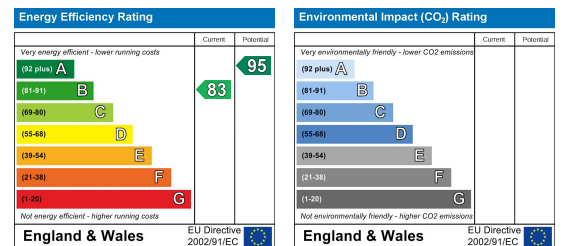
### Terrain Map



### 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.