

HUNTERS[®]

HERE TO GET *you* THERE



Woodleigh

Thornbury, BS35 2JT

Offers In The Region Of £400,000



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Council Tax: C



46 Woodleigh

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Entrance

Via canopy porch to security locking front door that opens to;

Hallway

Obscure uPVC double glazed window to front with adjacent double glazed front door. Large cloaks cupboard incorporating radiator

Cloakroom

White W.C, wash hand basin and useful under stairs storage cupboard

Living Room

12'9" x 10'11" (3.90m x 3.35m)
uPVC double glazed bay window to front, feature fireplace incorporating living flame gas fire with attractive surround. Radiator

Dining area

10'5" x 9'2" (3.20m x 2.80m)
uPVC double glazed sliding patio doors to rear and radiator

Kitchen

10'5" x 8'1" (3.20m x 2.48m)
uPVC double glazed window to side with obscure uPVC double glazed door opening to rear garden. Range of modern floor and wall units with contrasting work surfaces that incorporate a stainless steel sink unit. Integral oven and ceramic hob with extractor hood over. Built in pantry and radiator

Landing

Obscure uPVC double glazed window to side. Access to loft via retractable ladder

Bathroom

Obscure uPVC double glazed window to rear. Suite comprising; W.C, wash hand basin and panelled bath with separate shower enclosure, extractor fan and heated towel rail

Bedroom 1

13'3" x 10'0" (4.04m x 3.05m)
uPVC double glazed window to front, built in sliding door wardrobes fitted to the full extent of one wall. Radiator

Bedroom 2

10'9" x 10'0" (3.30m x 3.05m)
uPVC double glazed window to rear. Cupboard housing gas central heating boiler. Radiator

Bedroom 3

10'0" x 7'4" (3.05m x 2.24m)
uPVC double glazed window to front and radiator

Front/side garden

Well tended open plan area with small lawn and various shrubs

Rear Garden

Enclosed secluded and private garden that is easy to manage. It comprises; paved patio, small lawn, decked area and shrub borders with side access to covered store and shed. Water tap.

Parking

There is a gravelled hard standing at the front that provides off street parking for two vehicles.

Material Information - Thornbury

Tenure Type; Freehold
Council Tax Banding; South Gloucestershire Band C



Road Map



Hybrid Map



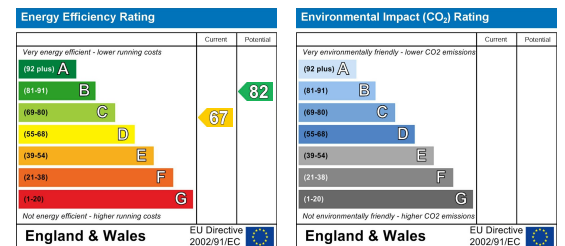
Terrain Map



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.