

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Pearce Close

Thornbury, BS35 2HZ

£199,950



Council Tax: B



# 7 Pearce Close

Thornbury, BS35 2HZ

£199,950



This fabulous purpose built two bedroom ground floor flat enjoys a convenient residential position within easy grasp of Thornbury Town Centre. Well arranged and tastefully appointed to incorporate gas central heating and uPVC double glazing, we feel that this low maintenance and easy to manage home will have a wide appeal from First Time Buyers to retired Downsizers. Allocated parking for one vehicle. NO CHAIN!

## Entrance

With entry phone system to communal hallway with access via fire door to self contained flat

## SELF CONTAINED FLAT

## Hallway

Large storage cupboard housing gas central heating boiler. Radiator

## Kitchen

9'10" x 6'5" (3.0m x 1.97m)

uPVC double glazed window to rear. Range of various floor and wall units with contrasting work surfaces incorporating single drainer sink unit. Plumbed for washing machine, space for fridge/freezer and integral oven with 4 ring gas hob and extractor hood over.

## Living Room

14'10" x 11'11" (4.53m x 3.64)

uPVC double glazed window to front, radiator

## Bedroom 1

13'5" x 10'3" (4.10m x 3.13m)

uPVC double glazed window to front, range of built in sliding door wardrobes and radiator

## Bedroom 2

9'4" x 9'3" (2.85m x 2.82m)

uPVC double glazed window to rear, built in wardrobe and radiator

## Bathroom

Obscure uPVC double glazed window to rear, W.C, wash hand basin and large walk in shower enclosure. Heated towel rail

## Communal Grounds

There are limited communal grounds that are maintained under the service charge

## Parking

Allocated hardstanding for 1 vehicle

## Material Information - Thornbury

Tenure Type; Leasehold

Leasehold Years remaining on lease; 110 years

Annual Service Charge Amount £1,353.12

Ground Rent £200

Council Tax Banding; South Gloucestershire Band B



## Road Map



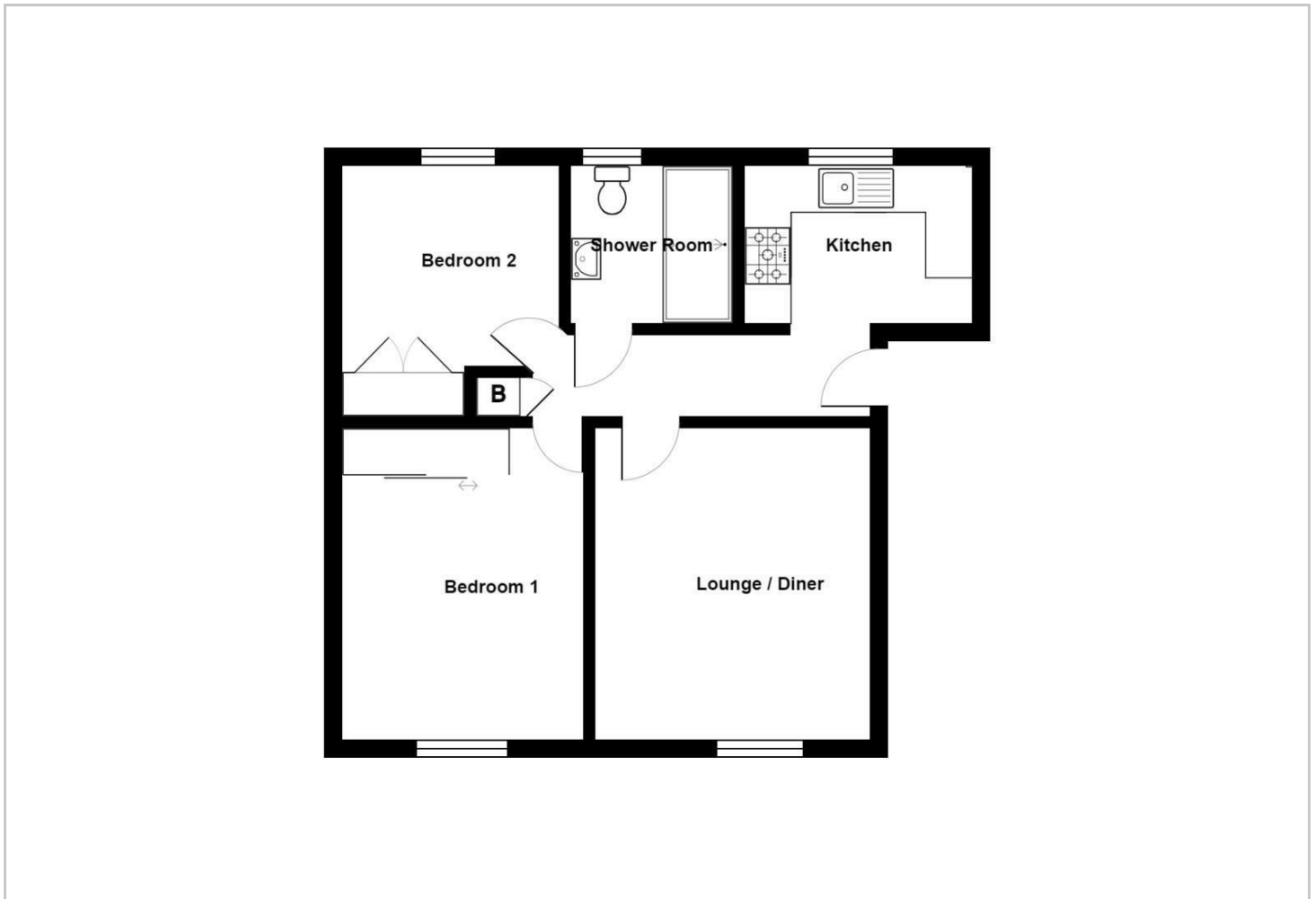
## Hybrid Map



## Terrain Map



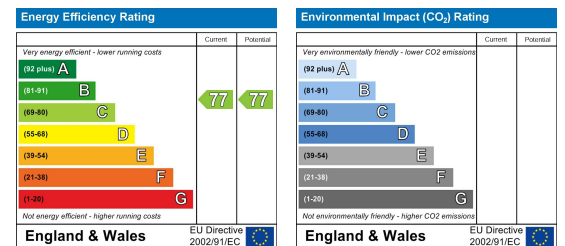
## Floor Plan



## 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.