

HUNTERS[®]

HERE TO GET *you* THERE



Badger Road

Thornbury, Bristol, BS35 1AD

Offers In Excess Of £480,000



Council Tax: E



78 Badger Road

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Entrance

Via attractively tiled canopy porch to security locking composite front door opening to

Hallway

Spacious reception area with feature dog-leg staircase rising to first floor. Useful under stairs storage cupboard, dado rail and vertical radiator

Cloakroom

W.C, wash hand basin, extractor fan and heated towel rail

Lounge

20'1" x 11'4" (6.14m x 3.46m)
uPVC double glazed window to side and uPVC double glazed bay window to front. 2 x radiators

Kitchen/diner

20'0" x 9'8" (6.12m x 2.96m)
uPVC double glazed windows to side and rear with uPVC double glazed French doors opening onto patio at the rear. Range of various floor and wall units with central workstation and contrasting work surfaces. Single drainer sink unit with mixer taps, integral double oven with 4 ring ceramic hob and extractor hood over. Integral fridge/freezer, dishwasher and radiator

Utility Room

7'2" x 4'7" (2.189m x 1.41m)
uPVC double glazed door to side, wall mounted cupboards, concealed gas central heating boiler, plumbed for washing machine and space for tumble dryer. Work surfaces and built in storage cupboard and radiator

Landing

Access to loft and linen cupboard

Family Bathroom

Obscure uPVC double glazed window to rear. White suite comprising W.C, vanity unit incorporating wash hand basin and panelled bath with separate tiled shower enclosure. Extractor fan and vertical radiator

Bedroom 1

11'7" x 10'4" (3.54m x 3.16m)
uPVC double glazed window to front. Radiator

En-Suite

Obscure uPVC double glazed window to side. W.C, wash hand basin and vanity unit incorporating wash hand basin. Tiled shower enclosure, panelled wall and vertical radiator

Bedroom 2

9'9" x 9'6" (2.98m x 2.92m)
uPVC double glazed window to front. Built in cabin bunk and radiator

Bedroom 3

9'10" x 8'9" (3.0m x 2.68m)
uPVC double glazed window to rear, built in sliding mirror door wardrobe and radiator

Bedroom 4

9'6" x 8'4" (2.92m x 2.56m)
uPVC double glazed window to side, built in cabin bunk and radiator

Rear Garden

Enclosed level, private and secure rear garden that is laid to lawn with paved patio and several established specimen shrubs, side gate to parking

Home Office

9'1" x 7'3" (2.79m x 2.23m)

uPVC double glazed door opening to the garden.
Wall mounted electric panel heater, power and light

Garage

Reduced length garage that would only accommodate a small car (back section converted to home office) Up and over door, power and light

Parking

Hardstanding on the driveway at the side for two cars (in tandem) Water tap

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire band E



Road Map



Hybrid Map



Terrain Map



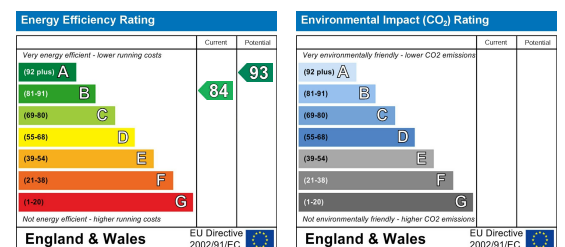
Floor Plan



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.