

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Leaze Close

Thornbury, Bristol, BS35 2FH

£210,000



Council Tax: B



# 21 Leaze Close

Thornbury, Bristol, BS35 2FH

£210,000



## Entrance

Via communal hallway to Self Contained Flat

## Hallway

Wall mounted security entry phone system, radiator, storage cupboard

## Kitchen

6'6" x 9'10" (2.0m x 3.0m)

UPVC double glazed window to rear, range of floor and wall units with contrasting worksurfaces incorporating stainless steel single drainer sink unit, plumbing for washing machine, integrated oven and four ring hob with extractor hood over, space for fridge/freezer, wall mounted gas central heating boiler

## Living Room

11'9" x 14'10" (3.60m x 4.54m)

UPVC double glazed window to front, radiator

## Bathroom

Obscure UPVC double glazed window to side, white suite comprising WC, wash hand basin and panelled bath with shower over, radiator

## Bedroom One

10'1" x 13'5" (3.09m x 4.10m)

UPVC double glazed window to front, radiator

## Bedroom Two

9'3" x 12'2" (2.84m x 3.72m)

UPVC double glazed window to rear, radiator

## Parking

Hard standing for one vehicle

Material Information - Thornbury

Tenure Type; Leasehold 155years from 1st January 2008

Leasehold Years remaining on lease; 139

Council Tax Banding; South Gloucestershire Band B



## Road Map



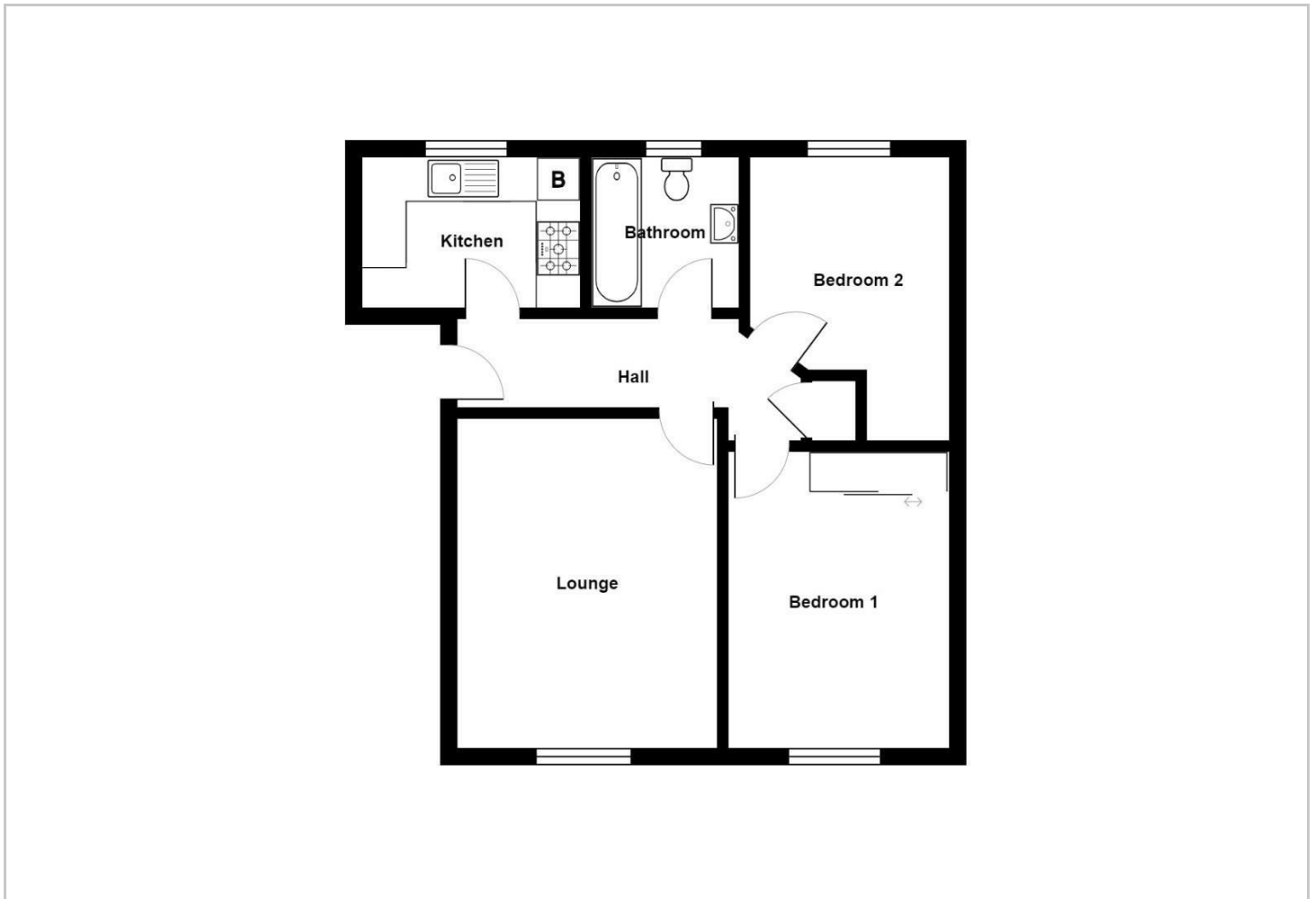
## Hybrid Map



## Terrain Map



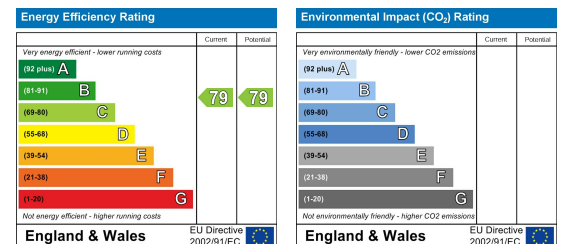
## Floor Plan



## 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.