

HUNTERS[®]

HERE TO GET *you* THERE



Leaze Close

Thornbury, Bristol, BS35 2FH

£190,000



Council Tax: B



21 Leaze Close

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£190,000



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

Anti-Money Laundering Regulations

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"



Road Map



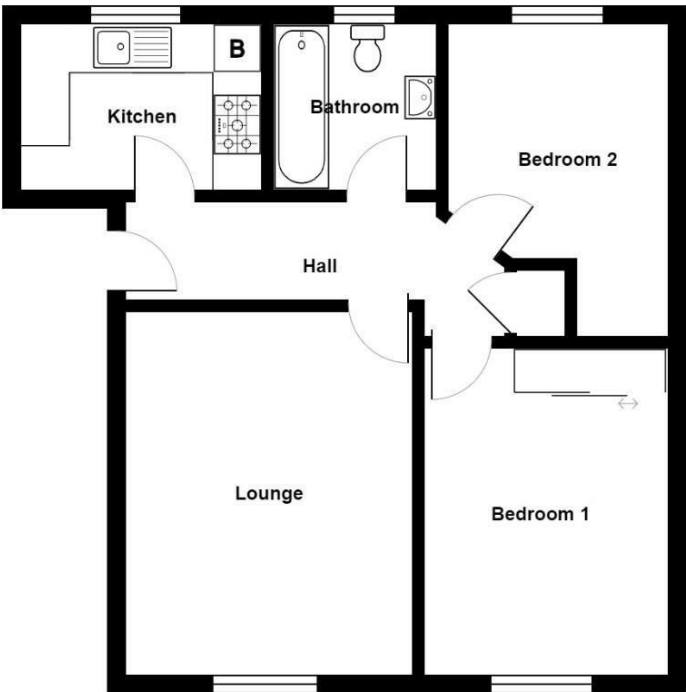
Hybrid Map



Terrain Map



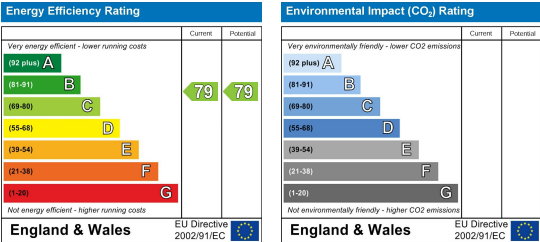
Floor Plan



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.