

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



North Road

Thornbury, BS35 1EB

£230,000

**No Chain!**



Council Tax: B



# 36a North Road

Thornbury, BS35 1EB

£230,000



Realistically priced to allow for modernization and updating, this semi detached bungalow represents an exciting opportunity those buyers in search of single level living at an affordable price. Providing great potential for development with the added benefit of generous level gardens and off street parking, we are keen to encourage early appointments to view. NO CHAIN!

## Entrance

Via :- UPVC double glazed front door.

## Hallway

Access to loft, cupboard housing gas central heating boiler and radiator.

## Lounge

15'11" x 9'5" (4.86m x 2.88m)

UPVC double glazed windows to both front and rear, feature fireplace incorporating electric fire and 2x radiators.

## Kitchen

10'5" x 9'5" (3.20m x 2.88m)

UPVC double glazed window to rear, basic range of floor and wall units with breakfast bar, stainless steel single drainer sink unit, plumbing for washing machine, pantry and radiator.

## Bedroom 1

12'8" x 8'9" (3.88m x 2.68m)

UPVC double glazed window to side, built-in wardrobe and radiator.

## Bedroom 2

9'10" x 6'11" (3.0m x 2.12m)

UPVC double glazed window to front, radiator.

## Wet Room

Obscure UPVC double glazed window to rear, WC, wash hand basin, wall mounted shower unit and radiator.

## Rear Porch

Sheltered area with access to storage shed.

## Gardens

Level corner plot gardens laid to lawn with water tap.

## Parking

Harding for 2/3 vehicles.

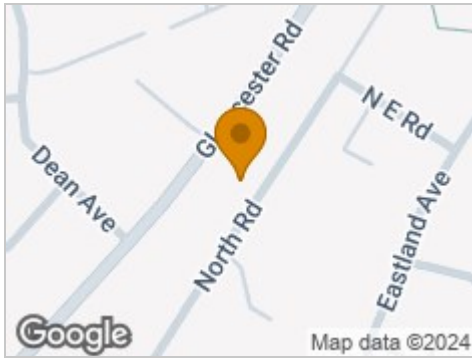
## Material Information - Thornbury

Tenure Type Freehold

Council Tax Banding; South Gloucestershire Band B



Road Map



Hybrid Map



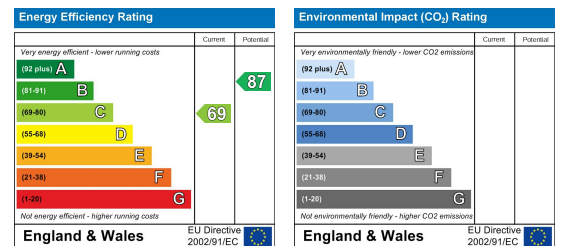
Terrain Map



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.