

HUNTERS[®]

HERE TO GET *you* THERE



Raglan Place

Thornbury, BS35 2BT

£290,000



Council Tax: B



18 Raglan Place

Thornbury, BS35 2BT

£290,000



Representing a blank canvas for the new owners to put a stamp on their new home, this fantastic three bedroom semi represents an exciting opportunity to upgrade and redecorate a home to ones individual taste. Conveniently situated in a popular residential position with level access to Thornbury town centre, this super home affords a wealth of features to include gas central heating, uPVC double glazing and a very large rear garden. NO CHAIN.

Entrance

Via canopy porch to uPVC double glazed front door opening to

Hallway

Staircase rising to first floor and radiator

Lounge

13'3" x 12'7" (4.05m x 3.84m)

uPVC double glazed window to front, feature fireplace incorporating living flame gas fire with timber surround. Radiator

Dining Room

10'2" x 9'0" (3.10m x 2.745m)

uPVC double glazed French door and window to rear. Radiator

Kitchen

10'3" x 9'7" (3.14m x 2.93m)

uPVC double glazed window to rear and uPVC double glazed door to side. Under stairs pantry and range of various floor and wall units with work surfaces incorporating stainless steel sink unit with mixer taps. Plumbed for washing machine, space for cooker and fridge/freezer. Cupboard housing gas central heating boiler

Landing

Obscure uPVC double glazed window to side, access to loft. Linen cupboard

Shower Room

Obscure uPVC double glazed window to rear. Large tiled shower enclosure, wash hand basin and heated towel rail

Separate W.C

Obscure uPVC double glazed window to side w.c.

Bedroom 1

11'3" x 10'5" (3.43m x 3.19m)

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

Bedroom 2

10'11" x 10'2" (3.35m x 3.10m)

uPVC double glazed window to rear and radiator

Bedroom 3

8'2" x 8'1" (2.50m x 2.47m)

uPVC double glazed window to front and radiator

Front Garden

Generous open plan lawn

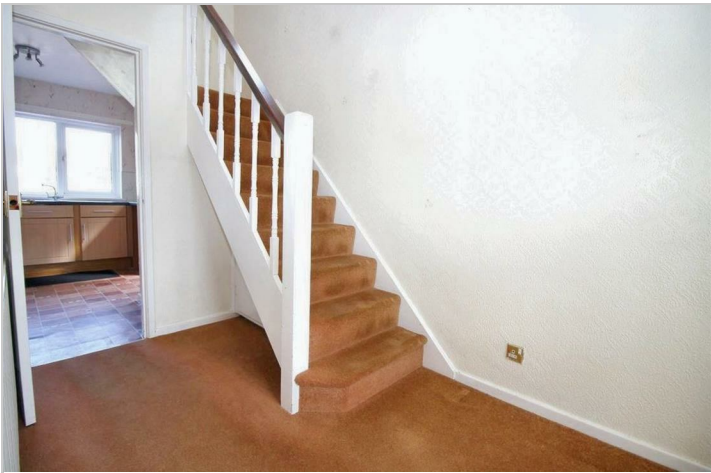
Rear Garden

Large enclosed, private and level lawn with paved patio, concrete shed/workshop and side access

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire band B



Road Map



Hybrid Map



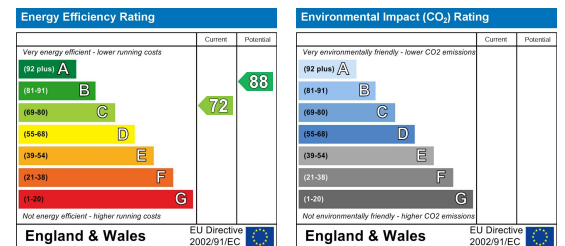
Terrain Map



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.