

HUNTERS[®]

HERE TO GET *you* THERE



Larkspur Close

Thornbury, BS35 1UQ

£259,950



Council Tax: B



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Hunters are delighted to offer For Sale this attractive brick built two bedroom terraced house. Occupying a cul-de-sac position with private rear garden and off street parking, this super starter home also benefits from uPVC double glazing. "Viewings encouraged".

Entrance

Via canopy porch to obscure UPVC double glazed front door opening to:

Hallway

Staircase to first floor

Kitchen

5'8" x 10'3" (1.75m x 3.14m)

UPVC double glazed window to front. Range of floor and wall units with contrasting worksurfaces incorporating stainless steel single drainer sink unit, tiled splashbacks, plumbing for washing machine, space for cooker.

Living Room

14'11" x 12'0" (4.57m x 3.66m)

UPVC double glazed window to rear with UPVC double glazed door opening to rear garden. Large understairs storage cupboard and decorative electric focal point fireplace.

Landing

Access to loft

Bedroom One

12'0" x 10'4" (3.67m x 3.17m)

UPVC double glazed window to rear

Bedroom Two

8'2" x 8'2" (2.50 x 2.50)

UPVC double glazed window to front, built in wardrobe and airing cupboard.

Shower Room

White suite comprising WC, vanity unit incorporating wash hand basin. Corner shower enclosure incorporating electric shower unit, electric heated towel rail and extractor fan.

Rear Garden

Enclosed private garden with paved patio and parking.

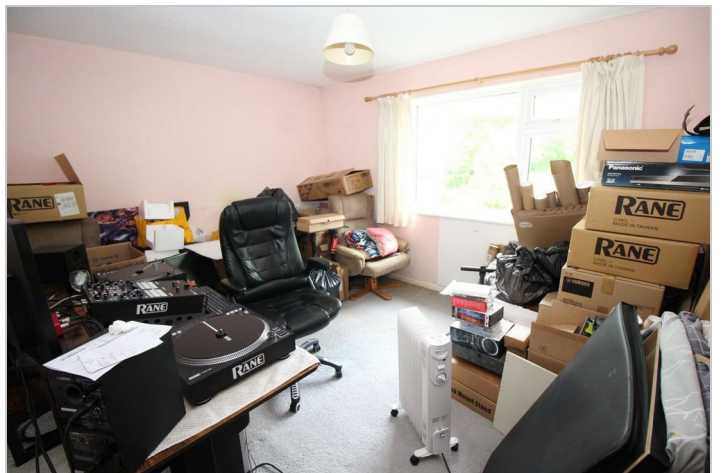
Parking

Hardstanding for 2 vehicles.

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band B



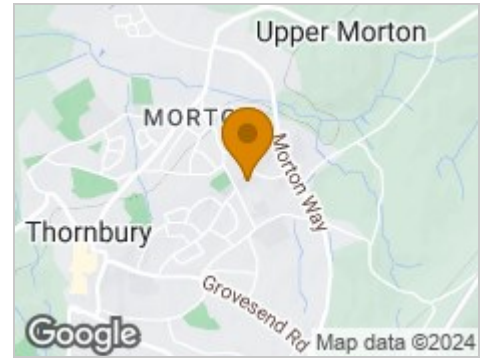
Road Map



Hybrid Map



Terrain Map



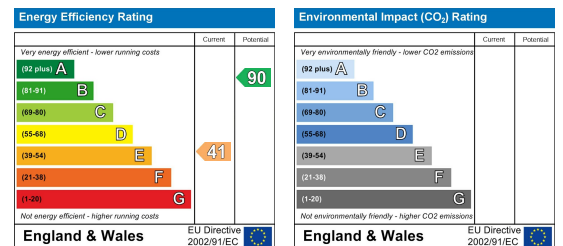
Floor Plan



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.