

HUNTERS[®]

HERE TO GET *you* THERE



Quarry Road

Alveston, Bristol, BS35 3JP

£290,000



Council Tax: B



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Bright, light and airy, this super three bedroom family home is conveniently situated for access to the nearby Marlwood school. Providing clean and tidy accommodation that is well presented and easy to manage the house incorporates various features of note to include gas central heating, uPVC double glazing, enclosed private rear garden and off street parking for two vehicles. No Chain!

Entrance

Via security locking composite front door opening to

Hallway

UPVC double glazed window to front. Staircase to first floor and radiator.

Kitchen

8'5" x 13'7" (into door well) (2.59m x 4.15m (into door well))

UPVC double glazed window to side, double glazed composite door to rear. Range of floor and wall units with worksurfaces over incorporating stainless steel single drainer sink unit. plumbing for washing machine, space for fridge/freezer and oven, built in pantry and meter cupboard. Radiator.

Lounge

11'9" x 20'5" (3.59m x 6.24m)

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

Landing

UPVC double glazed window to side, access to loft, cupboard housing gas combi boiler.

Bathroom

Obscure UPVC double glazed window to rear. White wash hand basin and panelled bath with electric shower over. Radiator

Separate WC

Obscure UPVC double glazed window to rear, WC and radiator.

Bedroom 1

11'8" x 10'11" (3.57m x 3.34m)

UPVC double glazed window to front. Radiator.

Bedroom 2

9'2" x 11'9" (2.80m x 3.60m)

UPVC double glazed window to rear. Radiator

Bedroom 3

8'6" x 8'0" (2.60m x 2.44m)

UPVC double glazed window to front. Radiator.

Rear Garden

Level lawn with brick built shed and side gate. Outside tap.

Parking

Hardstanding at the front for two vehicles

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire B



Road Map



Hybrid Map



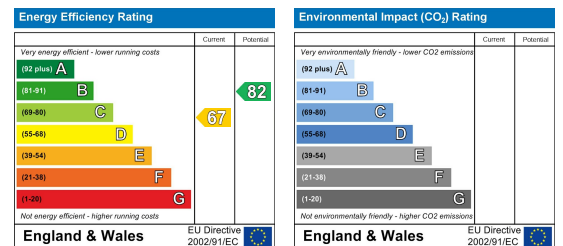
Terrain Map



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.