

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Swallow Park

Thornbury, BS35 1LR

£450,000



Council Tax: E





# 3 Swallow Park

Thornbury, BS35 1LR

£450,000



## ENTRANCE

Via security locking front door that opens to

## HALLWAY

Staircase rising to first floor. Radiator

## CLOAKROOM

Obscure Upvc double glazed window to front, vanity unit incorporating wash hand basin, W.C.. Heated towel rail

## LOUNGE

12'4" x 11'6" (3.77 x 3.50)

Upvc double glazed window to front, coved ceiling. Feature fireplace incorporating living flame gas fire with attractive surround. Radiator. Open plan to;

## DINING ROOM

9'11" x 9'11" (3.02 x 3.01)

French doors opening to conservatory. Radiator

## CONSERVATORY

Upvc double glazed structure with windows overlooking garden and French doors opening onto rear garden. Radiator

## KITCHEN/B'FAST ROOM

Upvc double glazed window to rear with door opening to rear garden. Range of floor and wall units with ample work surfaces incorporating single drainer sink unit with mixer taps. Tiled splash backs and space for cooking range with extractor fan over. Under stairs storage cupboard, door opening to garage and plumbing for washing machine. Radiator

## LANDING

Upvc double glazed window to side, airing cupboard housing gas central heating boiler

## BATHROOM

Obscure Upvc double glazed window to rear. White suite comprising, vanity unit with integral toiletries cupboard incorporating wash hand basin, panelled bath with shower over and heated towel rail

## BEDROOM 1

11'8" x 10'4" (3.55 x 3.15)

Upvc double glazed window to front, range of built in wardrobes and radiator

## BEDROOM 2

10'8" x 8'4" (3.26 x 2.54)

Upvc double glazed window to rear and radiator

## BEDROOM 3

10'5" x 7'1" (3.18 x 2.16)

Upvc double glazed window to front and radiator

## BEDROOM 4

8'7" x 6'9" (2.61 x 2.05)

Upvc double glazed window to rear and radiator

## GARDENS

Open plan lawn with flower beds

## REAR GARDEN

Enclosed well tended private gardens mainly laid to lawn with paved patio, flower beds, pergola and all weather shed.

## Material Information - Thornbury

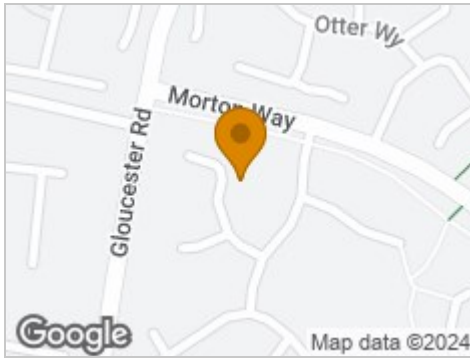
Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band E





## Road Map



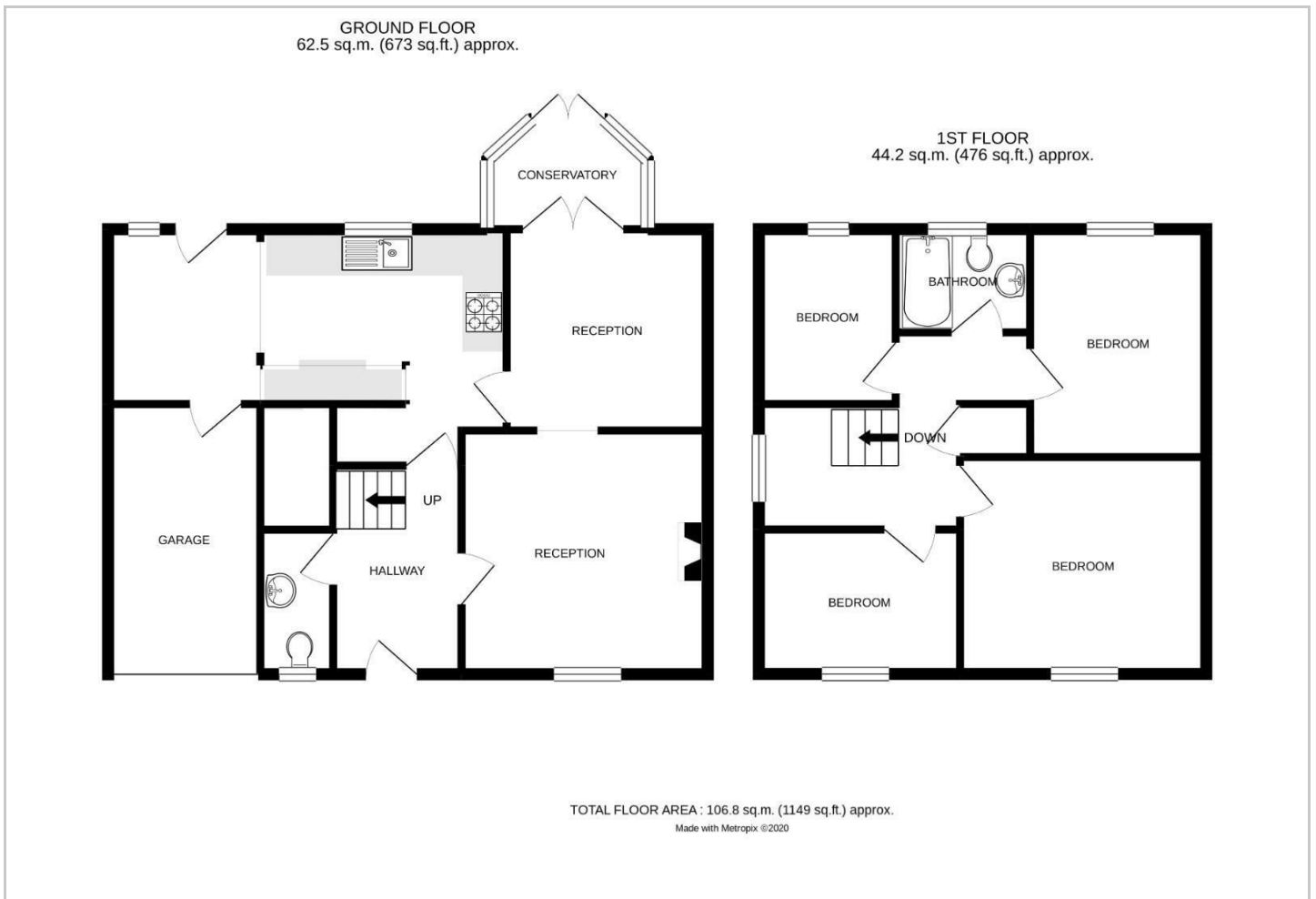
## Hybrid Map



## Terrain Map



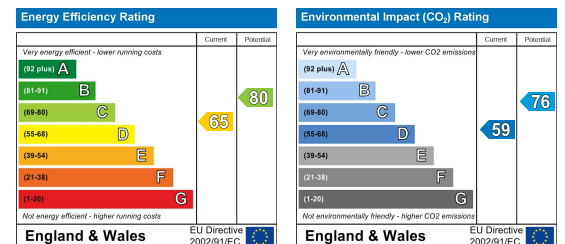
## Floor Plan



## 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.