

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## 26 Gloucester Road

Rudgeway, BS35 3RY

£635,000



Council Tax:



# Rudge House 26 Gloucester Road

Rudgeway, BS35 3RY

£635,000



## Entrance

Via security locking composite front door opening to:

## Porch

UPVC double glazed window to side, exposed natural stone feature wall. The vendor informs us that under the patterned vinyl flooring there is a dark wood parquet floor. Wall mounted security alarm panel, radiator, cloak cupboard and glazed door opening to:

## Living Room

10'11" x 21'2" (3.33m x 6.47m)  
UPVC double glazed window to front with UPVC double glazed bay window to side incorporating window seat with useful storage under. Feature built in display cabinet and exposed beamed ceiling, dog-leg staircase rising to first floor. 2 radiators.

## Dining Room

11'4" x 13'6" (3.47m x 4.14m)  
Two UPVC double glazed window to front. Feature fireplace, electric meter cupboard and 2 radiators.

## Kitchen/Breakfast Room

12'0" x 16'6" (3.68m x 5.05m)  
UPVC double glazed window to rear. Range of floor and wall units with contrasting worksurfaces incorporating single drainer sink unit, mixer taps, space for cooking range, integrated dishwasher and space for fridge/freezer, ceramic tiled floor and radiator.

## Cloakroom

Obscure UPVC double glazed window to rear, WC, wash hand basin and panelled wall, ceramic tiled floor and radiator.

## Utility Room

15'8" x 5'5" (4.78m x 1.66m)  
UPVC double glazed windows to front and side. Range of built in cupboards, airing cupboard, plumbing for automatic washing machine, space for tumble dryer, base unit incorporating stainless steel single bowl sink unit, ceramic tiled floor and central heating boiler. Security locking door to side and radiator.

## Rear Lobby

Lobby accessed from Kitchen with Upvc stable door opening to large patio area and garden. Quarry tiled floor, panelled walls to dado level and radiator.

## Study/Snug

10'5" x 10'0" (3.18m x 3.05m)  
UPVC double glazed window to side, feature exposed stone wall and radiator. French doors to:

## Conservatory

8'1" x 14'4" (2.46m x 4.37m)  
Substantial solid base with UPVC double glazed windows overlooking rear garden and UPVC double glazed French doors opening to the large patio. Double glazed roof, power and light, ceramic tiled floor and wall mounted Dimplex heater.

## Landing

UPVC double glazed window to side, exposed original beams.

## Bathroom

10'6" x 6'9" (3.22m x 2.07m)  
Obscure UPVC double glazed windows to side and rear. White suite comprising WC, wash hand basin and roll top bath with shower attachments. Separate

tiled shower enclosure, tiled walls, two radiators and heated towel rail.

### Bedroom 1

13'6" x 12'1" (4.14m x 3.70m)

UPVC double glazed windows to front and side. Range of built in wardrobes and radiator.

### Bedroom 2

11'1" x 10'7" (3.38m x 3.25m)

UPVC double glazed windows to front and side, exposed original beams and two radiators.

### Bedroom 3

8'1" x 10'2" (into wardrobe) (2.48m x 3.11m (into wardrobe))

UPVC double glazed window to front, exposed beams, built in wardrobe and radiator.

### Outside

The Cottage occupies a generous established and private plot that is secure and screened from the main road.

It comprises: generous lawns and large paved patio with steps down to the lawn with mature Apple tree, Cherry tree and various specimen shrubs and

bushes. Dual external mains electricity point. There is an aluminium framed greenhouse and attractive stone outbuilding which is currently used for the storage of bbq & garden furniture. Furthermore there is an additional secluded and enclosed private area at the side that would make a great dog enclosure or potential vegetable garden. This area has an additional water tap and side gate.

### Double Garage

20'2" x 21'10" (6.16m x 6.68m)

UPVC double glazed windows to side and rear with door to rear and dual electronically operated single doors to front. Internal and external power and light with external water tap

### Parking

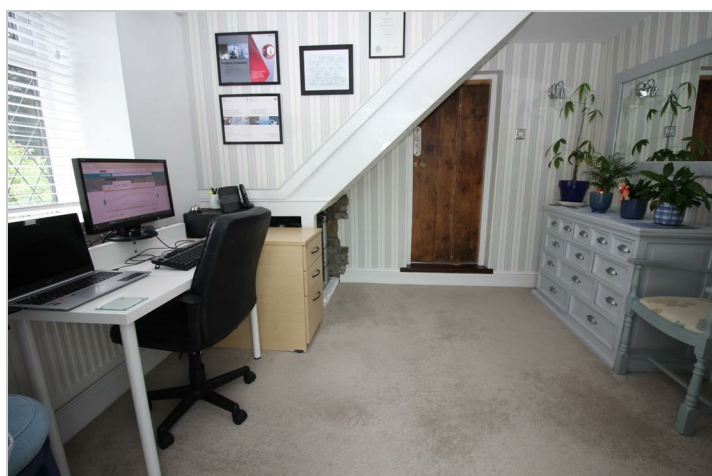
Accessed via electric gates there is extensive secure hardstanding for a number of vehicles/caravans or motorhome.

### Material Information - Thornbury

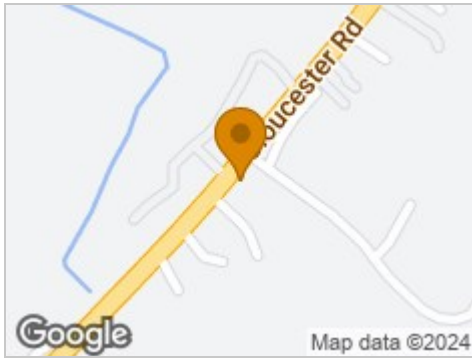
Tenure Type; Freehold

Council Tax Banding; Band E

Services: Septic Tank & Mains Gas



Road Map



Hybrid Map



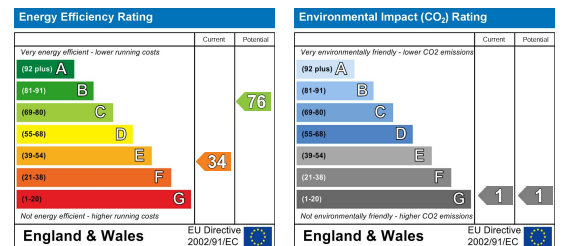
Terrain Map



## 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.