

HUNTERS[®]

HERE TO GET *you* THERE



Gloucester Road

Thornbury, BS35 1DG

£340,000



Council Tax: D



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This attractive character cottage incorporates a host of delightful period features to include an 80 foot rear garden and large cellar. Having remained in its current ownership for many years, the home has been well maintained and is tastefully appointed to incorporate gas central heating, double glazing, separate receptions, fitted kitchen and shower room. Ideally situated in a most convenient residential position within a short distance of the High Street, we feel that this desirable home will be of great appeal to those buyers in search of a property that enjoys level access to a range of amenities.

Entrance

Via front door that incorporates attractive single glazed panel

Hallway

Feature staircase leading to first floor, flagstone floor, radiator, access downstairs to cellar.

Cellar

13'7" x 11'7" (4.16m x 3.55m)

Full headroom cellar, gas meter and power and light.

Lounge

11'11" x 13'3" (max) (3.65m x 4.04m (max))

UPVC double glazed window to front. Feature period style fireplace incorporating attractive pine surround and gas living flame insert. Cupboard built into recess at the side of the chimney breast and one under the window. Pine floorboards, dado rail and radiator.

Dining Room

9'6" x 10'7" (2.90m x 3.25m)

Casement window to rear incorporating window

seat. Flagstone floor featuring period style fireplace incorporating inset living flame gas fire with attractive timber surround. Built in cupboard to recess at side of chimney breast. Radiator.

Kitchen

10'2" x 7'9" (3.10m x 2.37m)

Casement window to side with obscure glazed door to side. Range of floor and wall units with contrasting worksurfaces incorporating single drainer sink unit with mixer taps. Integrated oven and hob, gas central heating boiler, double glazed skylight.

Wet Room

Double glazed skylight. White suite comprising WC, wash hand basin and tiled area with electric shower unit. Radiator.

Conservatory

8'5" x 7'4" (2.58m x 2.25m)

Double glazed polycarbonate roof. UPVC double glazed window and door to rear garden. Plumbed for washing machine, power and Light.

Landing

Access to loft. Linen cupboard

Bedroom 1

10'4" x 10'7" (3.15m x 3.23m)

UPVC double glazed window to rear. Exposed original beam, timber floor, radiator and built in cupboard/wardrobe.

Bedroom 2

9'7" x 12'0" (2.93m x 3.67m)

UPVC double glazed window to front. Radiator.

Bedroom 3

6'9" x 8'9" (2.08m x 2.68m)

UPVC double glazed window to front. Radiator.

Front Garden

Enclosed by an established shrub hedge at the front, this pretty garden is laid to lawn with flower beds, shrub borders and several mature bushes.

Rear Garden

Rear: Small courtyard with covered store, water tap and steps upto an area with fishpond and seating, this extends to established herbaceous beds and borders. At the top of the garden there is a timber shed.

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Council Band D

PLEASE NOTE:

As this is a terraced period property located within the heart of Thornbury, there is no parking. However, subject to individual enquiries, there maybe potential to rent a secure parking space from The Coventry Building Society who have offices at 12 The Plain.



Road Map



Hybrid Map



Terrain Map



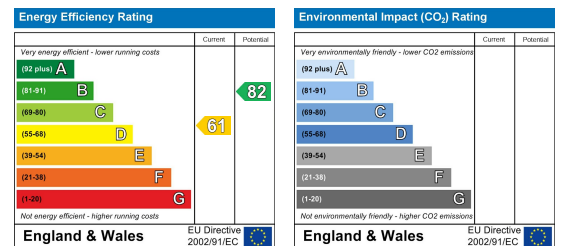
Floor Plan



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.