

HUNTERS[®]

HERE TO GET *you* THERE



Cumbria Close

Thornbury, BS35 2YE

£465,000



Council Tax: D



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Entrance

Via covered canopy with feature supporting pillar to solid front door opening to:

Hallway

Staircase rising to first floor with useful storage recess under. Radiator.

Cloakroom

Obscure glazed window to front, WC and wash hand basin, open fronted hanging cloaks cupboard. Radiator.

Living Room

12'2" (max) x 24'8" (3.72m (max) x 7.53m)
UPVC double glazed bay window to front and double glazed sliding patio doors opening to rear garden. 2 radiators.

Kitchen

10'2" x 8'11" (3.116m x 2.72m)
UPVC double glazed window to rear. Floor and wall units with colour coded single drainer sink unit incorporating plumbing for automatic washing machine, space for cooking range with extractor hood over.

Breakfast Room

11'1" x 8'0" (3.39m x 2.45m)
UPVC double glazed window to rear with double glazed door opening to conservatory. Radiator.

Home Office/Snug

14'10" x 11'0" (max) (4.54m x 3.37m (max))
UPVC double glazed window to front. Radiator.

Conservatory

6'8" x 10'11" (2.04m x 3.33m)
UPVC double glazed structure with full length double glazed windows overlooking rear garden. Double glazed roof and sliding patio doors to rear garden.

Landing

Airing cupboard housing hot water tank. Access to loft.

Bedroom 1

11'0" x 13'6" (3.36m x 4.14m)
UPVC double glazed window to rear, built in sliding mirrored doors to wardrobes, recess for racking/hanging, tiled shower unit incorporating electric shower. Radiator.

Bedroom 2

10'0" x 10'11" (3.05m x 3.35m)
UPVC double glazed window to rear, built in open front wardrobe. Radiator.

Bedroom 3

9'9" x 11'4" (2.98m x 3.47m)
UPVC double glazed window to front, built in open fronted wardrobe. Radiator.

Bedroom 4

8'5" x 8'1" (2.57m x 2.47m)
UPVC double glazed window to front. Radiator.

Bathroom

Obscure UPVC double glazed window to rear, roll top claw foot bath, WC and wash hand basin. Radiator.

Front:

Open plan lawn with established shrub border.

Rear:

Enclosed private and mature level plot which is laid to lawn with tiled patio area. There are various established shrubs and bushes including apple and pear trees. BBQ area, Wendy house and large secure workshop/store with additional covered area to the side. Gate to the front.

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band D



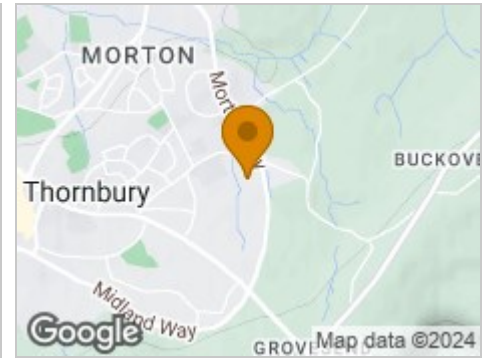
Road Map



Hybrid Map



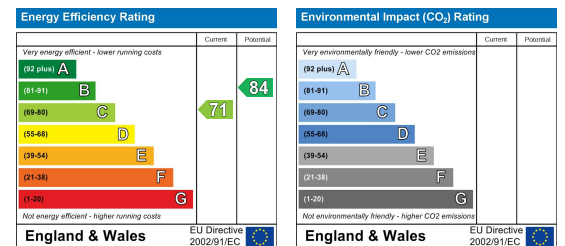
Terrain Map



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.