

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Courville Close

Alveston, Bristol, BS35 3RR

£310,000



Council Tax: D



# 15 Courville Close

Alveston, Bristol, BS35 3RR

£310,000



Courville Close was specifically designed with the over 60's in mind and this particular property has been fully modernised and updated to provide comfortable accommodation to enhance the experience of living independently. Redecorated from top to bottom with brand new kitchen, bathroom and ground floor shower room, this delightful property is ready for immediate occupation. Residents of Courville Close enjoy the benefit and peace of mind of having an on-site resident manager who is available to assist with the smooth running of the development Monday to Friday 9am to 5pm, whilst there are emergency cords and alarms for assistance outside those hours. The property in question affords a host of desirable features to include gas central heating and double glazing, whilst at ground floor level there is a spacious lounge, fully integrated modern kitchen and shower room. Access the property to the first floor and you will find two double bedrooms and modern bathroom. Outside the rear garden is easy to manage with a rear gated access and single garage in nearby block. NO CHAIN!

## Entrance

Via covered open fronted porch to UPVC security locking front door to

## Hallway

Cupboard housing gas central heating, boiler. Radiator.

## Living Room

12'2" x 24'2" (3.72m x 7.38m)

Double glazed bay windows to both front and rear, coved ceiling, feature gas fire. 2 Radiators.

## Kitchen

9'10" x 9'2" (3.0m x 2.81m)

Double glazed window and door to rear. Extensive range of modern floor and wall units that have recently been installed (brand new) to include various integrated appliances including fridge/freezer, double oven and 4 ring hob with plumbing for automatic washing machine and stainless steel single drainer sink unit. Radiator.

## Wet Room

WC, wash hand basin and tiled walls with shower unit. Radiator.

## Landing

Access to loft, airing cupboard.

## Bathroom

Double glazed velux skylight, white suite comprising WC, wash hand basin incorporating vanity unit and panelled bath with tiled walls. Radiator.

## Bedroom 1

15'7" x 11'5" (4.76m x 3.50m)

UPVC double glazed window to front with double glazed skylight. Range of built in wardrobes. Radiator.

## Bedroom 2

11'9" x 12'5" (3.60m x 3.80m)

Double glazed window to rear. Radiator.

## Gardens

FRONT: Several established shrubs.

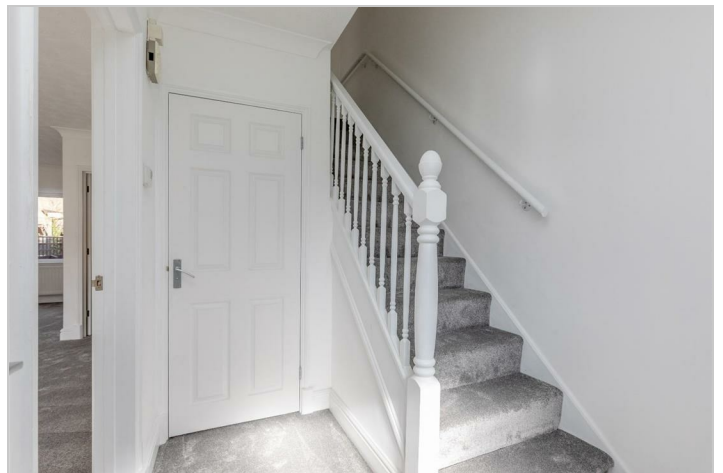
REAR: Enclosed level gardens, laid to lawn with paved patio and shrub borders, rear pedestrian access.

Material Information - Thornbury

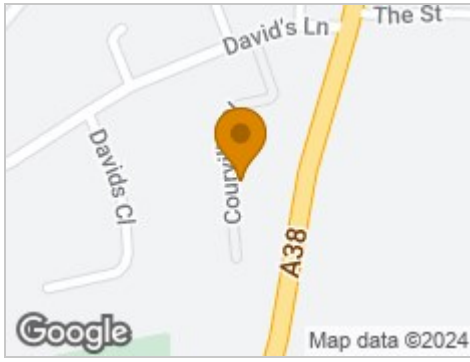
Tenure Type; Freehold

Leasehold Annual Service Charge Amount Approx  
£3,615

Council Tax Banding; D



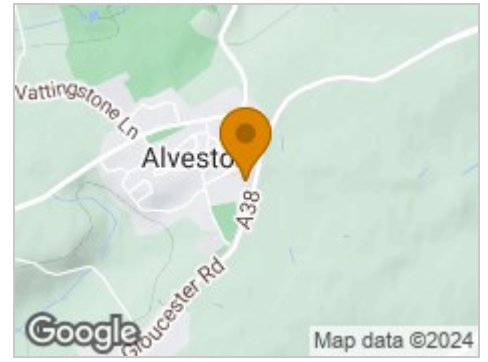
## Road Map



## Hybrid Map



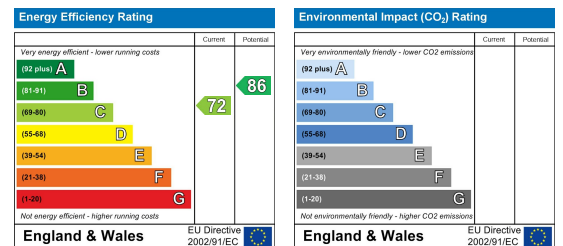
## Terrain Map



## 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.