

HUNTERS®

HERE TO GET *you* THERE



Courville Close

Alveston, Bristol, BS35 3RR

£275,000



Council Tax: D



15 Courville Close

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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"x (4.76m x 3.50x)

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

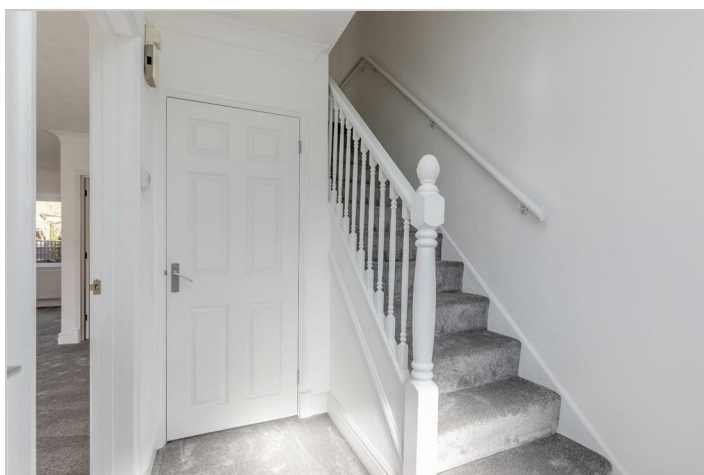
Tenure Type; Freehold

Leasehold Annual Service Charge Amount Approx £3,615

Council Tax Banding; D

Anti-Money Laundering Regulations

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"



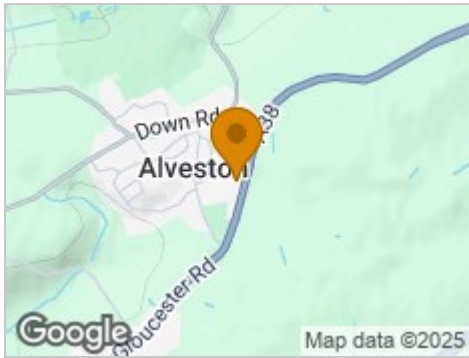
Road Map



Hybrid Map



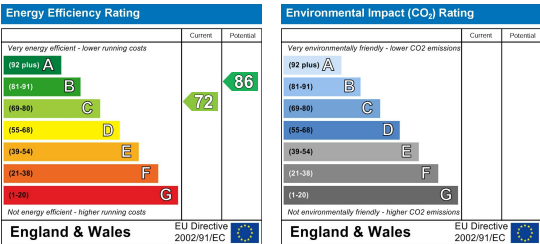
Terrain Map



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.