

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Whitebridge Gardens

Midland Way, Thornbury, BS35 2FR

Offers In The Region Of £240,000



2



1



1



B

Council Tax: B



# 1 Whitebridge Gardens

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This fabulous purpose built garden flat provides low maintenance accommodation with the added benefit of two allocated parking spaces. Bright, light and airy, we feel that this super property which benefits from both gas central heating and uPVC double glazing would ideally suite either the professional couple, or person in search of easy to manage ground floor living accommodation. NO CHAIN!

## Communal Entrance

Via entry phone system to front door that opens to communal reception hallway with access to self contained flat

## SELF CONTAINED FLAT

### Hallway

Storage cupboard, wall mounted security entry phone and radiator

### Kitchen/Diner/Living Room

20'0" x 15'10" (6.10m x 4.85m)

uPVC double glazed window to rear with uPVC double glazed French doors opening to the private rear garden. Range of various floor and wall units with contrasting work surfaces that incorporate a stainless steel double bowl sink unit. Integral oven and hob with extractor hood over, fridge/freezer, dishwasher and space for washing machine. Concealed wall mounted gas central heating boiler. Radiator

### Bedroom 1

11'1" x 9'7" (3.39m x 2.93m)

uPVC double glazed window to front, built in wardrobes and radiator

### Bedroom 2

11'2" x 6'2" (3.42m x 1.89m)

uPVC double glazed window to front and radiator

### Bathroom

Obscure uPVC double glazed window to side. White suite comprising W.C, wash hand basin and panelled bath with dual head shower unit over with glass shower screen. Heated towel rail

### Gardens

Enclosed, level and private lawned garden with borders and paved patio. There is a side gate and established tree

### Parking

Allocated parking for two vehicles

### Material Information - Thornbury

Tenure Type; Leasehold

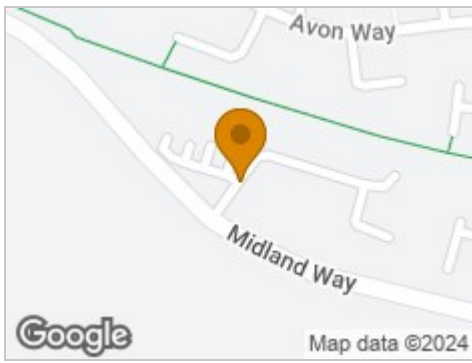
Leasehold Years remaining on lease; 991

Leasehold Annual Service Charge Amount £1810

Council Tax Banding; South Gloucestershire Band B  
Management Company; BNS (Whitebridge Gardens Management Company)



## Road Map



## Hybrid Map



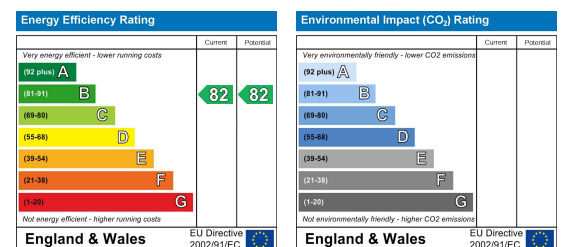
## Terrain Map



## 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.