

HUNTERS[®]

HERE TO GET *you* THERE



St. Davids Road

Thornbury, BS35 2JF

£385,000



Council Tax: D



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Entrance

Via composite front door opening onto porch, UPVC double glazed window to front, parquet floor, staircase raising for first floor.

Kitchen/Diner, Living Room

11'11" x 23'10" (3.64m x 7.27m)

Dimension maximum overall U shaped.

Lounge Area

17'8" x 11'11" (5.39m x 3.64m)

UPVC double glazed window to front, feature wood burning stove, parquet floor, radiator.

Dining Area

11'4" x 10'4" (3.47m x 3.16m)

Step up from lounge area, UPVC double glazed window, double glazed French door to rear garden, parquet flooring, under stairs storage cupboard, radiator.

Kitchen Area

10'7" x 9'11" (3.25m x 3.03m)

Open plan from the dining area there is a UPVC double glazed window to the rear, a range of modern floor and wall units with contrasting working surfaces incorporating a sink unit, integral oven, four ring gas hob with extractor hood over, integral dishwasher and fridge, vertical radiator, door opening to sun lounge.

Sun Lounge

15'5" x 10'10" (4.72m x 3.32m)

Substantial structure with UPVC double glazed roof and UPVC windows over the rear garden with French doors opening both the side patio and rear, radiator.

Cloakroom

w.c wash hand basin, extractor fan.

First Floor Landing

Access to loft via retractable ladder, airing cupboard housing combination boiler.

Bathroom

Obscure UPVC double glazed window to rear, white w.c. wash hand basin, panelled bath with overhead shower unit, tiled walls, heated towel rail.

Bedroom 1

12'10" x 10'5" (3.93m x 3.19m)

UPVC double glazed window to rear, radiator.

Bedroom 2

10'9" x 10'7" (3.28m x 3.23m)

UPVC double glazed window to front, a range of built in wardrobes, radiator.

Bedroom 3

9'10" x 7'8" (3.01m x 2.34m)

UPVC double glazed window to front, radiator.

Garage

Single attached garage with up and over door, plumbing for automatic washing machine, space for tumbler dryer and freezer, water tap, double glazed door opening to front, sky light.

Rear Garden

Enclosed private and established garden laid to lawn with beds and borders, mature apple trees, water tap, west facing patio.

Parking

Attractive driveway laid by Avon cobblestones that creates parking for three vehicles.

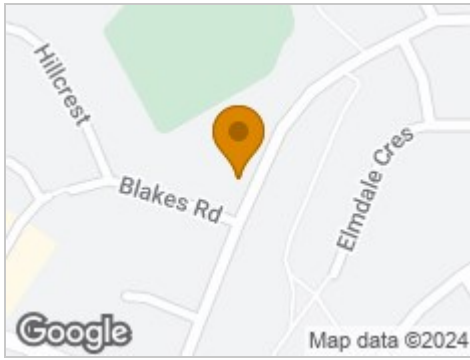
Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire D



Road Map



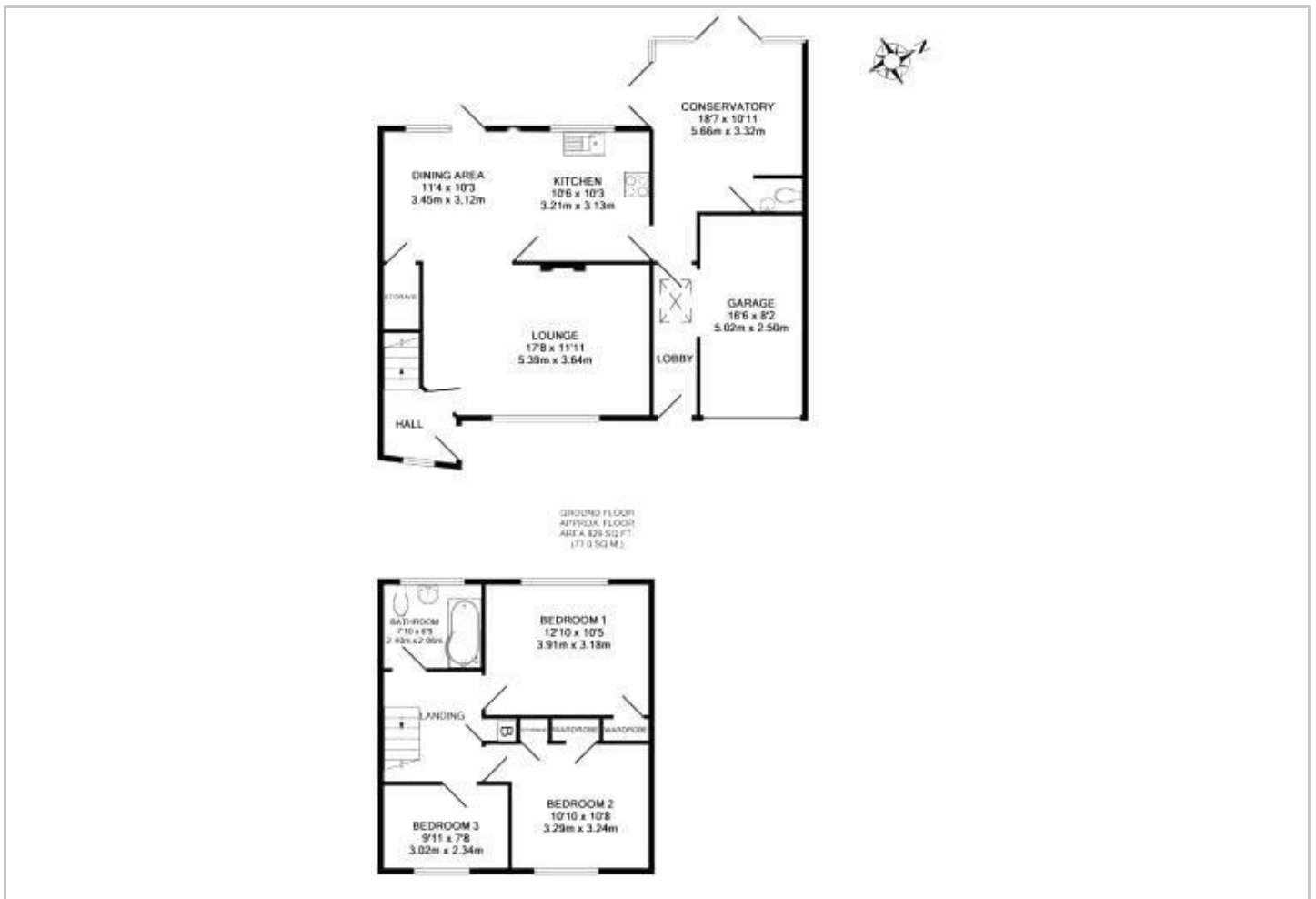
Hybrid Map



Terrain Map



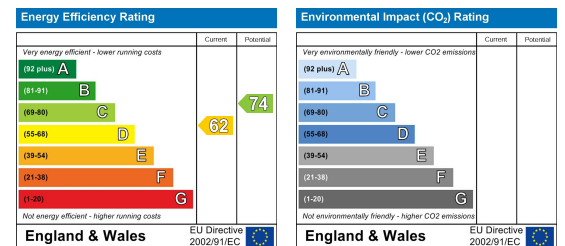
Floor Plan



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.