

# HUNTERS<sup>®</sup>

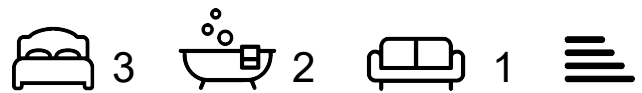
HERE TO GET *you* THERE



## Strode Common

Alveston, BS35 3PJ

£375,000



Council Tax: D



# 12 Strode Common

Alveston, BS35 3PJ

£375,000



Conveniently positioned for a range of local amenities including the nearby Marlwood comprehensive school, this super semi-detached family home has been tastefully extended to the side creating a useful breakfast room/utility and second bathroom. Well presented to incorporate both gas central heating and uPVC double glazing, this spacious home further affords private, secure gardens with detached garage and additional parking for a further two-three vehicles. Viewings keenly encouraged!

## Entrance

Via covered open fronted porch to obscure Upvc double glazed front door that opens to;

## Hallway

Obscure Upvc double glazed window to front, staircase to first floor with useful open recess under. Radiator

## Living Room

26'10" x 11'10" (8.20m x 3.63m)

Upvc double glazed windows to both the front and rear. Feature stone fireplace incorporating inset electric focal point. 2 x radiators

## Kitchen

11'1" x 8'10" (3.39m x 2.71m)

Upvc double glazed window to rear. Range of various floor and wall units with contrasting work surfaces that incorporate stainless steel sink unit. Integral double oven and ceramic hob with plumbing for dishwasher, space for fridge/freezer

## Breakfast Room

12'5" x 8'8" (3.80m x 2.65m)

Upvc double glazed window to front with Upvc double glazed door to side. Wall mounted gas central heating boiler, base unit incorporating stainless steel sink unit, plumbed for washing machine and space for tumble dryer. Radiator

## Bathroom

Obscure Upvc double glazed window to rear. W.C, vanity unit incorporating wash hand basin and panelled bath with tiled walls and shower over. Heated towel rail

## Landing

Upvc double glazed window to side, access to loft

## Shower Room

Obscure Upvc double glazed window to rear. Vanity unit incorporating wash hand basin and W.C. Shower enclosure incorporating shower unit and radiator

## Bedroom 1

13'3" x 12'0" (4.04m x 3.67m)

Upvc double glazed window to rear, built in airing cupboard and radiator

## Bedroom 2

13'6" x 9'5" (4.14m x 2.88m)

Upvc double glazed window to front, built in cupboard and radiator

## Bedroom 3

8'7" x 10'2" (2.62m x 3.11m)

Upvc double glazed window to front and radiator

### Front garden

Level lawn with shrub hedging enclosed by established conifer screening at the front

### Rear Garden

Enclosed private level lawn with established borders and paved patio. timber shed and access to the garage and driveway.

### Patio Area

There is a small secure and very private patio with an external electric power point.

### Garage

Single detached with up and over door, power and light. There is also a personal door to the side and double glazed window providing natural light.

### Parking

To the front of the garage there is tandem parking for 3 vehicles

### 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

**Currently Awaiting results of EPC Inspection!**

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.