

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## North Road

Thornbury, BS35 1EA

£180,000

**CASH BUYERS ONLY !!**



Council Tax: A





# 7 North Road

Thornbury, BS35 1EA

£180,000



## Entrance

Via uPVC double glazed front door opening to

## Reception Hallway

13'5" x 6'11" (4.10m x 2.11m)

Obscure uPVC double glazed panel to front, staircase rising to first floor, storage heater

## Lounge

13'11" x 10'11" (4.25m x 3.34m)

uPVC double glazed windows to rear. Feature stone fireplace, opening through to;

## Dining Room

11'1" x 10'7" (3.40m x 3.25m)

uPVC double glazed windows to rear. Storage heater

## Kitchen

13'5" x 6'6" (4.09m x 2.0m)

uPVC double glazed windows to front. Basic range of units with stainless steel sink. Electric meter cupboard

## Landing

uPVC double glazed windows to front, access to loft and storage heater

## Bathroom

Obscure uPVC double glazed windows to rear. Suite comprising W.C, wash hand basin and panelled bath

## Bedroom 1

12'0" x 10'11" (3.66m x 3.33m)

uPVC double glazed windows to rear. Airing cupboard housing hot water tank, opening through to;

## Bedroom 2

13'7" x 10'11" (4.16m x 3.33m)

uPVC double glazed windows to rear and storage heater

## Bedroom 3

10'7" x 6'11" (3.24m x 2.13m)

uPVC double glazed windows to front

## Gardens

The property occupies a generous plot with numerous established bushes and mature shrub hedging, all of which requires TLC and attention.

## Outbuildings

There are several dilapidated brick build workshops and sheds that require refurbishment and upgrading

## Material Information - Thornbury

Tenure Type; Freehold

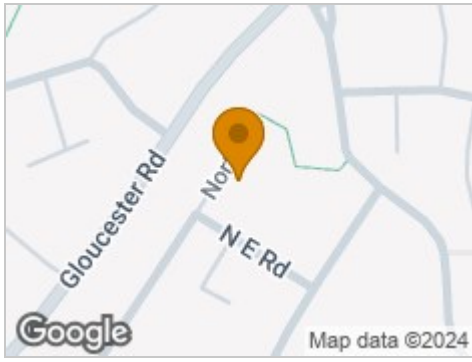
Council Tax Banding; South Gloucestershire Band A







## Road Map



## Hybrid Map



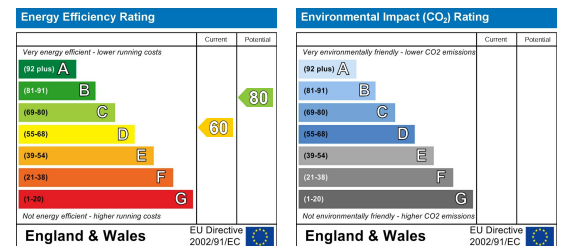
## Terrain Map



## 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.