

HUNTERS[®]

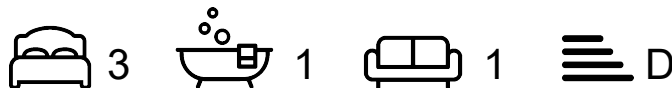
HERE TO GET *you* THERE



Quarry Road

Alveston, BS35 3JP

£299,950



Conveniently situated in a popular residential position with excellent access to the Marlwood comprehensive school, this super 3 bed family home provides spacious, light and airy accommodation with both gas central heating and Upvc double glazing. Additional features of worthy note include a modern fitted kitchen and bathroom, recently serviced boiler, there are enclosed private gardens and off street parking for two vehicles.



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ENTRANCE

Via obscure Upvc double glazed security locking front door opening to

PORCH

Open plan staircase rising to first floor, radiator

Living Room 20'4" x 11'8" (6.20 x 3.56)

Upvc double glazed window to front and Upvc double glazed sliding patio doors to rear, feature fireplace incorporating living flame gas fire with attractive surround and hearth. Radiator

KITCHEN 9'8" x 8'5" (2.94 x 2.57)

Upvc double glazed window overlooking the rear garden. Range of various modern floor and wall units with contrasting work surfaces incorporating integral oven and gas hob with stainless steel single drainer sink unit. Large walk-in under stairs storage cupboard

LANDING

Access to loft and airing cupboard housing gas central heating boiler

BATHROOM

Obscure Upvc double glazed windows to rear. White suite comprising w.c, wash hand basin and panelled bath with separate tiled shower enclosure incorporating shower unit. Vertical radiator

BEDROOM 1 13'11" x 10'11" (4.23 x 3.34)

Upvc double glazed window to front. Radiator

BEDROOM 2 13'9" x 9'2" (4.18 x 2.79)

Upvc double glazed window to rear, radiator

BEDROOM 3 8'6" x 8'0" (2.60 x 2.43)

Upvc double glazed window to front, built in cabin bunk and radiator

REAR GARDEN

Enclosed private lawn and paved patio backing onto the playing field of the Marlwood comprehensive school. Brick built store incorporating plumbing for washing machine. Integral pedestrian access to front

PARKING

Hardstanding at the front of the property for two vehicles

Material Information - Thornbury

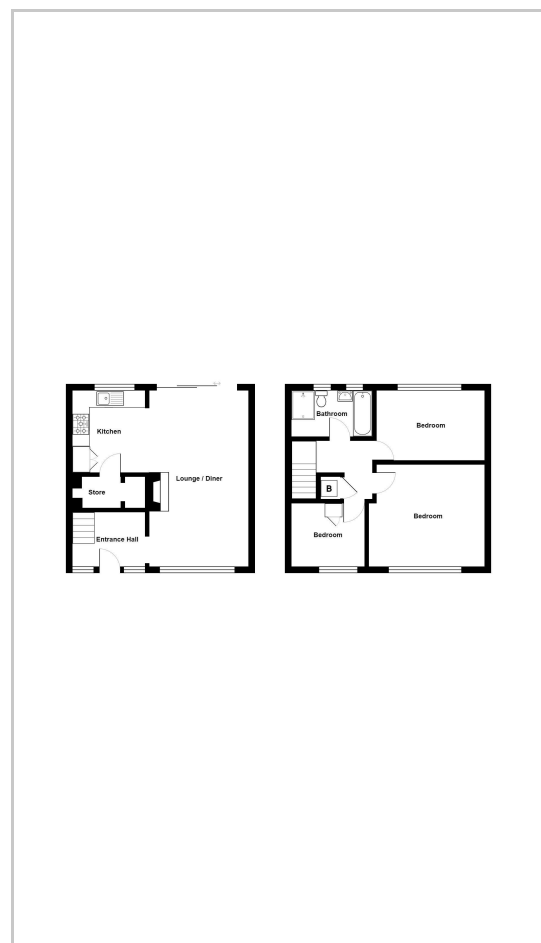
Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band B

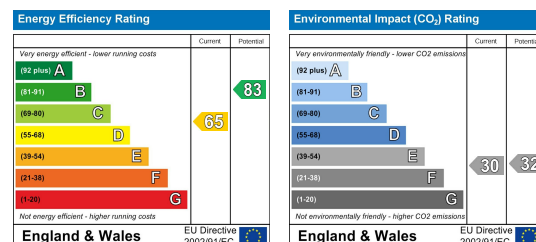
Area Map



Floor Plans



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.

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