

HUNTERS[®]

HERE TO GET *you* THERE



Maple Avenue

Thornbury, BS35 2JW

Asking Price £299,950



Council Tax: C



15 Maple Avenue

Thornbury, BS35 2JW

Asking Price £299,950



Representing an exciting opportunity to refurbish and modernise a home to your own specifications, this three bedroom semi detached family home presents huge scope and potential. Whilst the property enjoys the benefit of gas central heating, uPVC double glazing and even solar panels, it does require some modernisation, making it perfect for a couple or family in search of a home on which they can add their own stamp. That said, the property has been priced accordingly. NO CHAIN!

Entrance

Via canopy porch to hardwood front door opening to

Living Room

16'7" x 12'11" (5.06m x 3.94m)

uPVC double glazed window to front. Staircase rising to first floor with under stairs storage cupboard housing gas central heating boiler and electric meters. Feature fireplace and radiator, open plan through to;

Dining Area

10'9" x 8'11" (3.30m x 2.73m)

Double glazed sliding patio doors to rear and radiator

Kitchen

12'1" x 7'4" (3.7m x 2.24m)

uPVC double glazed window to side with double glazed door to rear garden. Range of timber fronted floor and wall units with work surfaces incorporating sink unit with plumbing for washing machine, space for fridge/freezer and gas cooker

Landing

uPVC double glazed window to side and access to loft via retractable ladder

Bathroom

Obscure uPVC double glazed window to rear. White suite comprising W.C, wash hand basin and panelled bath with electric shower over. Heated towel rail

Bedroom 1

13'1" x 10'1" (4.01m x 3.09m)

uPVC double glazed window to front and radiator

Bedroom 2

9'10" x 10'7" (3.0m x 3.25m)

uPVC double glazed window to rear. Linen cupboard and radiator

Bedroom 3

9'10" x 6'5" (3.0m x 1.96m)

uPVC double glazed window to front and radiator

Front Garden

Large rockery

Rear Garden

Paved South facing private garden with beds and borders, timber shed and large pond

Garage

Detached prefabricated garage with up and over door

Parking

Secure hardstanding behind secure locking gates for 1 vehicle. Additional parking on driveway for a further 2 vehicles

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band C



Road Map



Hybrid Map



Terrain Map



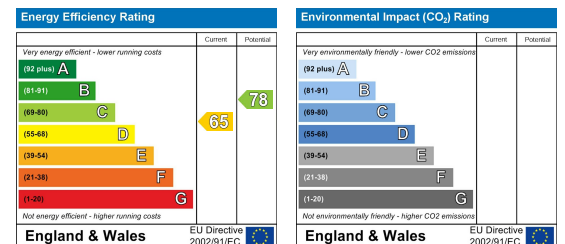
Floor Plan



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.