

HUNTERS[®]

HERE TO GET *you* THERE



Charles Close

Thornbury, BS35 1LL

£315,000



Council Tax: C



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This well presented 3 bed semi detached house enjoys a prime residential position with fabulous open outlook to the front and private south east facing garden to the rear. Representing the ideal choice for the growing family, this super property provides easy to manage accommodation with the benefit of gas central heating and uPVC double glazing, whilst the secure rear garden with garage and parking compliment and enhance the overall appeal. No Chain!

Entrance

Via security locking front door opening to hallway.

Hallway

Obscure UPVC double glazed full length panels to either side of front door, staircase to first floor, under stairs storage cupboard.

Living Room

24'5" x 10'11" (7.45m x 3.33m)

UPVC double glazed windows to front with double glazed sliding doors to rear, feature fireplace incorporating an attractive electric flame effect unit, two radiators.

Kitchen

9'9" x 8'5" (2.98m x 2.57m)

UPVC double glazed window to rear with UPVC double glazed door to side, various fitted floor and wall units with contrasting working surfaces incorporating a stainless steel single drainer sink unit, plumbing for automatic washing machine, space for cooker and fridge, under stairs pantry.

First Floor Landing

Obscure UPVC double glazed window to side, access to loft.

Bathroom

Obscure UPVC double glazed window to rear, white w.c. wash hand basin and large walk in shower enclosure with wall mounted electric shower unit, cupboard housing gas central heating boiler, radiator.

Bedroom 1

9'9" x 12'11" (2.99m x 3.95m)

UPVC double glazed window to front, built in cupboards, radiator.

Bedroom 2

10'9" x 9'10" (3.29m x 3.m)

UPVC double glazed window to rear, radiator.

Bedroom 3

8'11" x 7'8" (2.73m x 2.35m)

UPVC double glazed window to front, radiator.

Gardens

To the front has an open plan lawn with circular flower bed and path to front door. To the rear has an enclosed private garden laid to lawn with flowerbeds and borders, crazy paving patio and path to garage and parking.

Garage

Single detached garage with up and over door.

Parking

Hardstanding on driveway for one vehicle.

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band C



Road Map



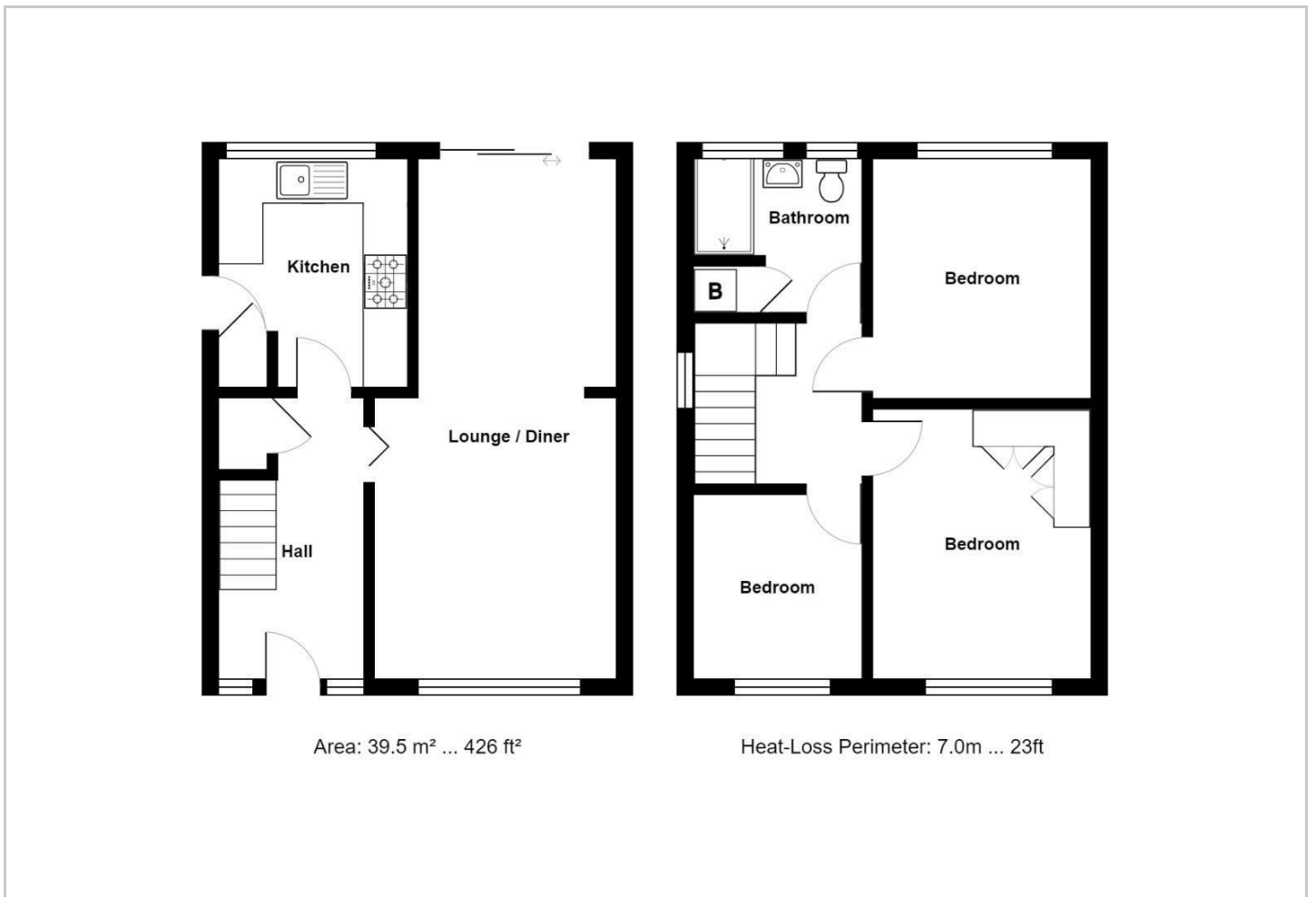
Hybrid Map



Terrain Map



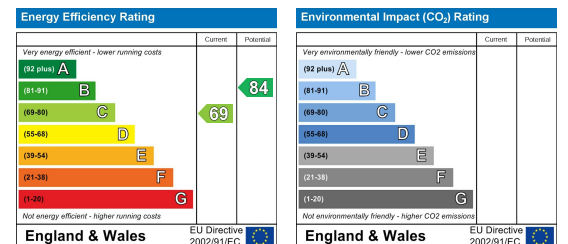
Floor Plan



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.