

HUNTERS[®]

HERE TO GET *you* THERE



Coln Square

Thornbury, BS35 2DA

£295,000



Council Tax: B



17 Coln Square

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This well presented and tastefully appointed family home provides bright, light and welcoming accommodation with a host of desirable features. Benefits include gas central heating and uPVC double glazing, whilst there is a fabulous modern kitchen/diner, separate lounge, and modern bathroom. Of additional worthy note is the secure rear garden that is both private and secluded. Viewings enthusiastically encouraged!

Entrance

Via obscure UPC double glazed front door

Hallway

Staircase leading up to first floor with useful storage cupboard under. Radiator.

Lounge

12'7" x 13'2" (3.86m x 4.03m)

UPVC double glazed window to front. Radiator.

Kitchen/Diner

10'2" x 18'11" (3.10m x 5.79m)

UPVC double glazed window and French doors to rear. Range of floor and wall units with contrasting work surfaces incorporating built in electric oven and 4 ring ceramic hob with extractor hood over. Plumbing for washing machine, cupboard housing gas central heating boiler. Radiator.

Landing

UPVC double glazed window to side, linen cupboard, access to loft via retractable ladder.

Bathroom

7'8" x 7'7" (2.35m x 2.32m)

Obscure UPVC double glazed window to front, white WC, wash hand basin, panelled bath and tiled shower enclosure. Heated towel rail.

Bedroom 1

11'4" x 10'5" (3.47m x 3.19m)

UPVC double glazed window to front, built in wardrobe. Radiator.

Bedroom 2

10'2" x 11'0" (3.10m x 3.37m)

UPVC double glazed window to rear, built in wardrobe. Radiator.

Bedroom 3

8'2" x 8'3" (2.50m x 2.52m)

UPVC double glazed window to front. Radiator.

Gardens

Front: Open plan with lawn.

Rear: Enclosed private level garden, laid to lawn with paved patio and composite decking, side gate and workshop/shed with outside WC.

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band B



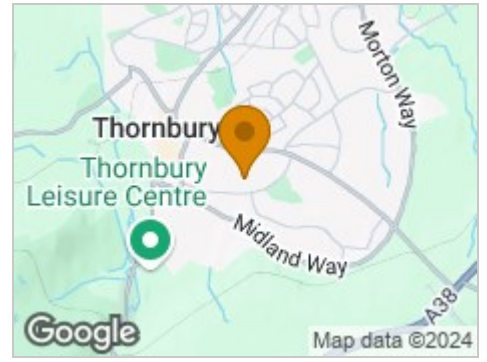
Road Map



Hybrid Map



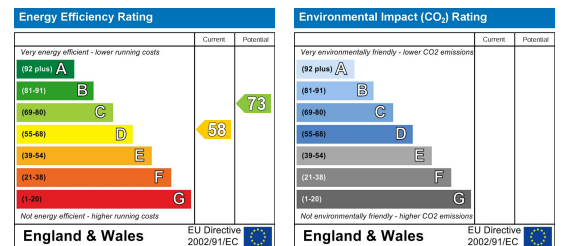
Terrain Map



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.