

# HUNTERS®

HERE TO GET *you* THERE



## Haybob Road

Thornbury, BS35 1BP

£475,000



Council Tax: E



# 3 Haybob Road

Thornbury, BS35 1BP

£475,000



## Entrance

Via security locking composite front door opening to

## Hallway

Staircase rising to first Floor, cloaks cupboard and radiator

## Living Room

21'7" x 10'4" (6.60m x 3.17m)

uPVC double glazed window to front with uPVC double glazed French doors opening to rear garden. 2 x radiators

## Kitchen/diner

21'7" x 13'1" (6.60m x 4.01m)

uPVC double glazed windows to both front and rear. Extensive range of floor and wall units with worksurfaces incorporating stainless steel single drainer sink unit. Integral dishwasher, fridge/freezer, oven and four ring gas hob with extractor hood over. Radiator

## Utility Room

Double glazed door opening to rear garden, wall and base units incorporating work surfaces with washer/dryer. Cupboard housing gas central heating boiler, radiator

## Cloakroom

W.C, wash hand basin and radiator

## Landing

Access to loft via retractable ladder to partially boarded loft. Storage cupboard and radiator

## Family Bathroom

Obscure uPVC double glazed window to rear. White W.C, wash hand basin and panelled bath with shower over

## Bedroom1

10'6" x 9'10" (3.22m x 3.0m)

uPVC double glazed window to rear, built in wardrobe and radiator

## En-suite

Obscure uPVC double glazed window to rear, white suite comprising W.C, wash hand basin and shower enclosure incorporating "Mira" shower unit. Heated towel rail

## Bedroom 2

15'7" x 8'9" (4.75m x 2.67m)

uPVC double glazed window to front, built in wardrobe and radiator

## Bedroom 3

10'8" x 10'5" (3.26m x 3.20m)

uPVC double glazed window to front, built in wardrobe and radiator

## Bedroom 4

9'2" x 6'2" (2.80m x 1.90m)

uPVC double glazed window to rear, built in wardrobe and radiator

## Rear Garden

Enclosed level lawn with paved patio and side gate

## Garage

19'2" x 10'3" (5.86m x 3.14m)

This large single garage with up and over door has been upgraded with internal insulation for the purpose of creating a home gym. There is a side door that opens to the garden, power and light



## Parking

Hardstanding at the side of the house for two vehicles in tandem. In addition there is an EV charging point

## Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band E

## Anti-Money Laundering Regulations

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"



Road Map



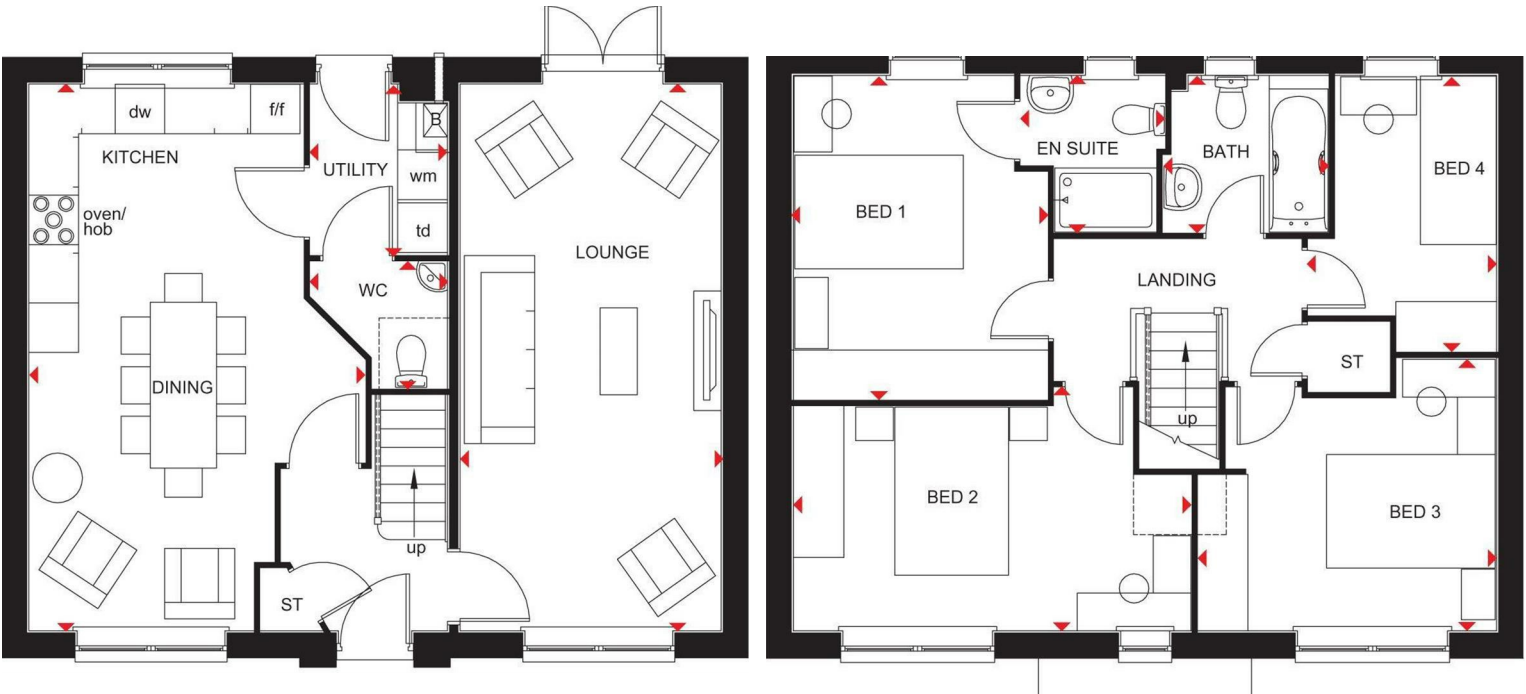
Hybrid Map



Terrain Map



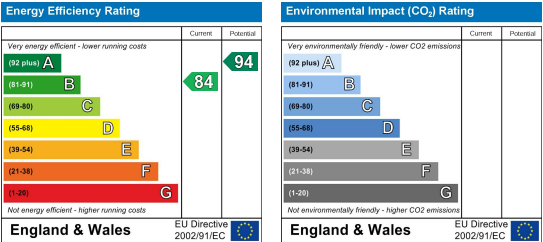
Floor Plan



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.