

HUNTERS®

HERE TO GET *you* THERE



Courville Close

Alveston, Bristol, BS35 3RR

£305,000



Council Tax: D



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This fabulous retirement home can't fail but to impress. Forming an integral part of this highly sought after development, situated at the end of the development we are delighted to offer this fabulous two bedroom home designed with the over 60's in mind and this particular property has had improvements and modifications made to enhance the experience of living independently within a safe and secure environment. There is a resident manager who is available to assist with the smooth running of the development Monday to Friday 9am to 5pm with emergency cords and alarms for assistance outside those hours. There are a host of features and benefits to include gas central heating and double glazing, whilst at ground floor level there is a spacious lounge, fully integrated modern kitchen, conservatory and shower room. On the first floor are two double bedrooms and modern bathroom. Outside the rear garden is easy to manage with a rear gated access and single garage. "NO CHAIN".

Entrance

Via covered open front porch to UPVC double glazed front door.

Hallway

Cupboard housing gas "Vaillant" modern central heating boiler, radiator and understairs storage cupboard.

Downstairs Shower Room

WC, wall mounted wash hand basin, step in shower cubicle with shower over, part tiled walls and radiator.

Lounge/Diner

24'4" x 12'1" narrowing to 8'4" (7.431 x 3.691 narrowing to 2.541)

UPVC double glazed bay windows to both front and rear, feature fireplace with inset electric fire, coved ceiling, 2 double radiators.

Kitchen

9'11" x 9'3" (3.043 x 2.821)

Window to rear, door to Conservatory, Range of wall and base units with work surfaces over, single drainer stainless steel sink unit with mixer tap over, tiled splashbacks, plumbing for washing machine, plumbing for dishwasher, "Neff" electric double oven and gas hob, integrated fridge/freezer, ceramic tiled floor and radiator.

Conservatory

11'1" x 7'8" (3.401 x 2.351)

UPVC double glazed Conservatory with sliding patio doors, ceramic tiled floor.

Landing

Access to insulated roof space, part boarded with ladder and light, airing cupboard housing hot water tank,

Bedroom 1

15'7" x 11'9" (4.763 x 3.584)

UPVC double glazed windows to front, built-in wardrobes with dressing table and drawers to one wall, coved ceiling and radiator.

Bedroom 2

12'4" x 12'2" narrowing to 10'1" (3.774 x 3.709 narrowing to 3.078)

UPVC double glazed window to rear, coved ceiling and radiator.

Tel: 01454 411522

Bathroom

Double glazed Velux skylight, walk in shower cubicle with shower over, vanity wash hand basin with cupboards under, WC, part tiled walls and radiator.

Front Garden

Shrub borders.

Rear Garden

Enclosed level garden, laid to patio with shrub borders, rear pedestrian access, outside tap.

Garage

Single garage in block close by with a remote operated up and over door with light and power.

Material Information - Thornbury

Tenure Type; Freehold

Leasehold Annual Service Charge Amount £3,615.00 approx to be confirmed by solicitor.

Council Tax Banding; D

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"



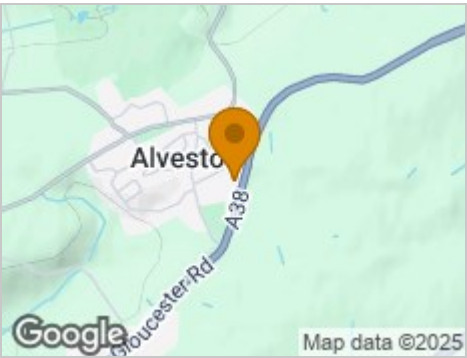
Road Map



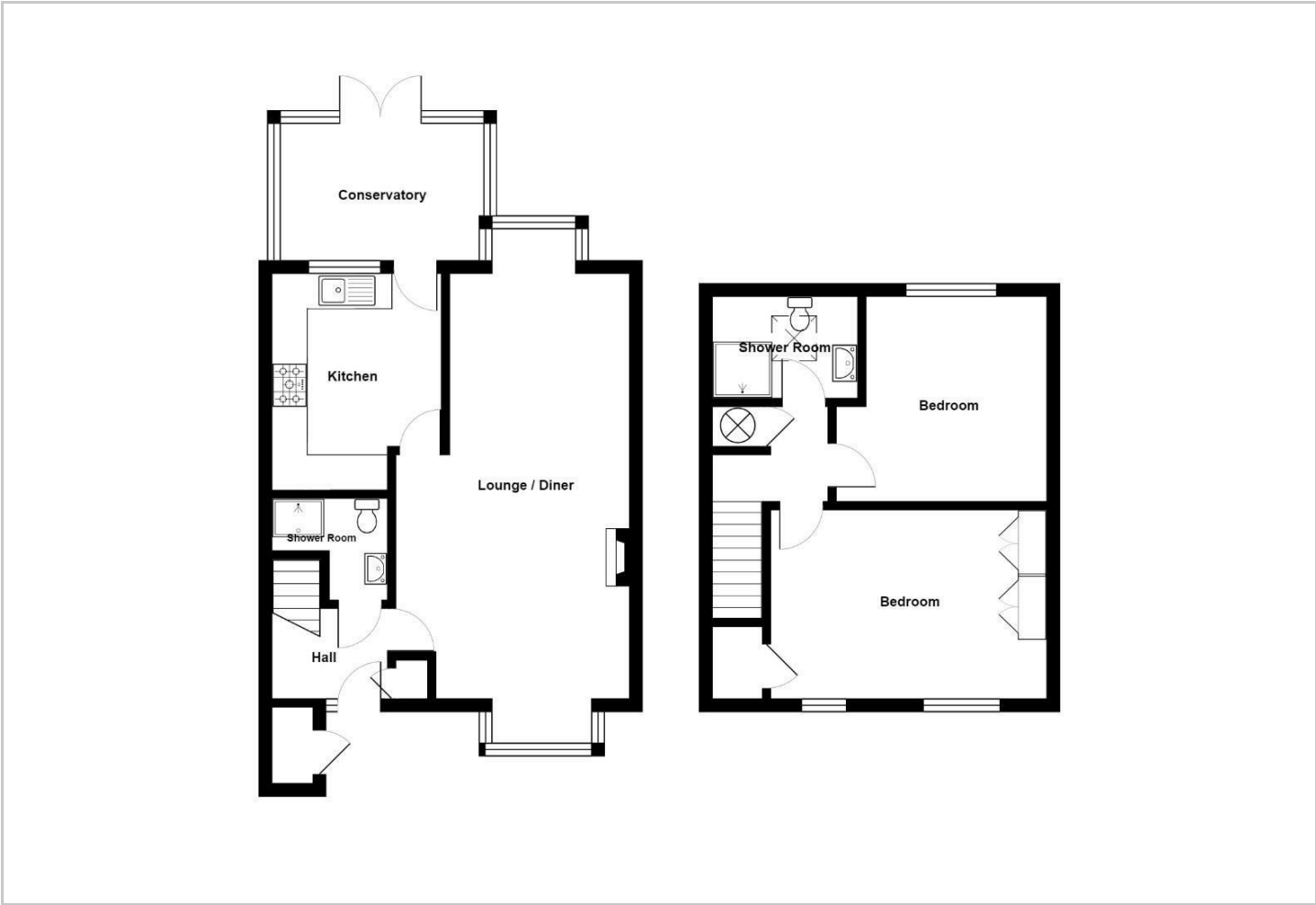
Hybrid Map



Terrain Map



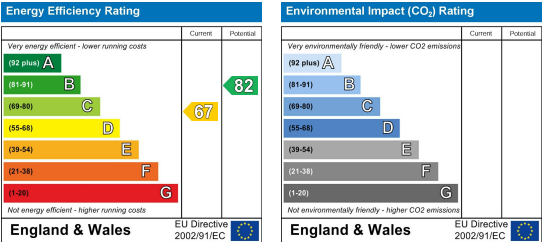
Floor Plan



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.