

HUNTERS[®]

HERE TO GET *you* THERE



Badger Road

Thornbury, BS35 1AD

£375,000



Council Tax: D



84 Badger Road

Thornbury, BS35 1AD

£375,000



Entrance

Via security locking composite front door

Hallway

dog-leg staircase rising to first floor with large understairs storage cupboard. Radiator.

Cloakroom

WC, wash hand basin and extractor fan. Radiator.

Lounge

11'4" x 15'5" (3.46m x 4.70m)

UPVC double glazed window to front with double glazed bay window to side. 2 radiators.

Kitchen/Diner

11'3" x 9'4" (3.44m x 2.86m)

UPVC double glazed windows to side and rear with double glazed French doors opening to garden. Range of various floor and wall units with worksurfaces incorporating single drainer sink unit with mixer taps, integrated double oven and ceramic hob with extractor hood over, plumbing for automatic washing machine, plumbing for dishwasher, cupboard housing gas central heating, boiler and radiator.

Landing

Access to loft and useful over stairs storage cupboard.

Bedroom 1

9'4" x 9'0" (2.86m x 2.75m)

UPVC double glazed window to rear, built in mirrored door wardrobe and radiator.

Ensuite

Obscure UPVC double glazed window to side, WC, wash hand basin and tiled shower enclosure. Heated towel rail.

Bedroom 2

11'2" x 7'0" (3.42 x 2.14m)

UPVC double glazed windows to front and side. Radiator.

Bedroom 3

11'2" x 8'3" (3.42m x 2.52m)

UPVC double glazed window to front. Radiator.

Bathroom

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

Rear Garden

Enclosed level and private garden laid to lawn with shrub edging and South West facing paved patio. Water tap and side gate to driveway and garage.

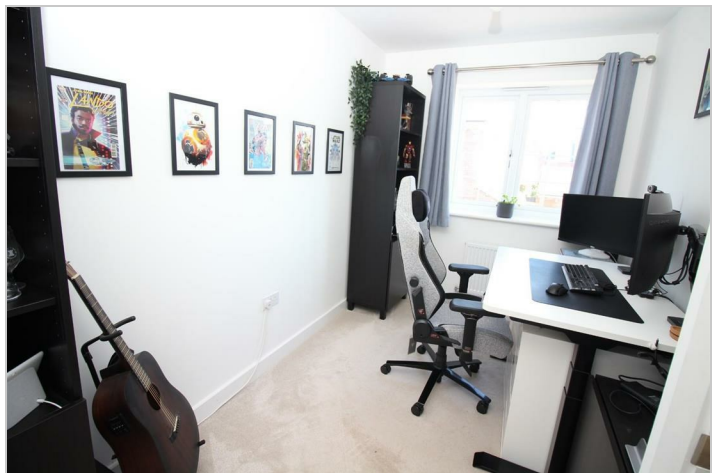
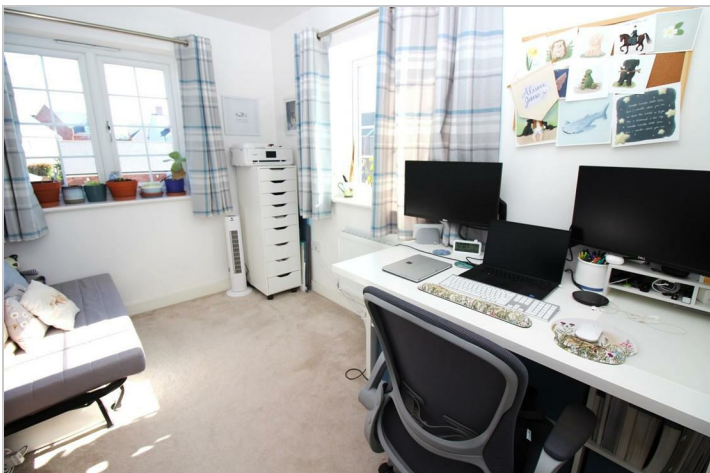
Parking

Hardstanding at the side for 2 vehicles in tandem.

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band D



Road Map



Hybrid Map



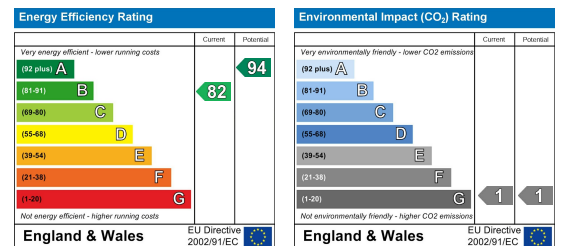
Terrain Map



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.