

# HUNTERS®

HERE TO GET *you* THERE



St Davids Road

BS35 2JF

£325,000



Council Tax: D





# 23 St Davids Road

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£325,000



## INTRODUCTION

Constructed by local builders; J. F. Voisey and son Circa 1959, this substantial semi detached family home occupies a sought after residential position that is convenient for access to Thornbury town centre. Providing an exciting opportunity for refurbishment and updating, this well balanced and generously proportioned home provides a blank canvas for those buyers in search of a refurbishment project. With an attached single garage and enclosed private rear garden, we anticipate a good deal of buying interest. NO CHAIN!

## ENTRANCE

Via Upvc double glazed front door opening to porch

## PORCH

Obscured glazed window to front, cloaks cupboard, economy night storage heater

## LOUNGE

20'11" x 11'10" (6.39m x 3.63m)

Upvc double glazed window to front, feature fireplace incorporating coal effect gas fire, staircase rising to first floor

## DINING AREA

10'8" x 10'4" (3.27m x 3.17m)

Parquet flooring, casement window and French door opening to the rear

## KITCHEN

10'4" x 10'2" (3.16m x 3.12m)

Upvc double glazed window to rear, range of various floor and wall units with work surfaces incorporating stainless steel single drainer sink unit, plumbing for automatic washing machine, tiled splash backs, part glazed door and side porch.

## FIRST FLOOR LANDING

Access to loft, economy night storage heater, linen cupboard

## BATHROOM

Obscure Upvc double glazed window to rear, low level WC, wash hand basin and panel bath with Edwardian style shower unit, tiled around

## BEDROOM ONE

12'9" x 13'0" (3.90m x 3.98m)

Upvc double glazed window to front, built in wardrobe.

## BEDROOM TWO

12'9" x 10'5" (3.90m x 3.19m)

Upvc double glazed window to rear, built in wardrobe, economy 7 night storage heater.

## BEDROOM THREE

7'10" x 7'6" (2.41m x 2.30m)

Upvc double glazed window to front.

## FRONT GARDEN

Open plan with path rising to front door.

## REAR GARDEN

Fully enclosed private mature garden comprising various established shrubs and bushes with large flowering cherry tree, steps rising to terraced area and additional steps up to further area.

## LEAN TOO

Aluminium framed structure opening from the dining area directly onto the rear garden.

## REAR LOBBY

Doors to both front and rear, access to garage and W.C

## W.C.

High level wc

## GARAGE

Single with up and over door, power and light, storage shed and seperate WC.

## 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



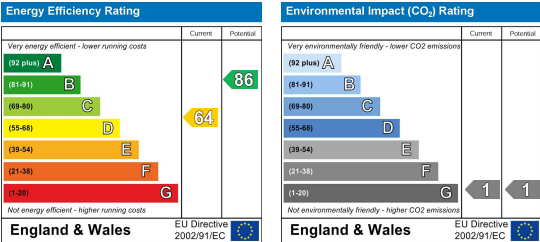
Terrain Map



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.