

# HUNTERS®

HERE TO GET *you* THERE



## Haybob Road

Park Farm, Thornbury, BS35 1BP

Offers Over £300,000



Council Tax: C



# 29 Haybob Road

Park Farm, Thornbury, BS35 1BP

Offers Over £300,000



## Entrance

Via security locking front door to:-

## Hallway

Staircase rising to first floor, door to cloakroom, radiator and separate cloaks cupboard,

## Cloakroom

WC, wash hand basin and radiator.

## Kitchen/Breakfast Room

12'2" x 8'1" (3.72m x 2.47m)

Upvc double glazed window to front with internal shutters. Range of various floor and wall units with contrasting work surfaces incorporating sink unit with mixer tap, integral oven and four ring gas hob with extractor hood over. Integral dishwasher, fridge/freezer and washing machine. Radiator.

## Living Room

15'0" x 14'5" (4.58m x 4.40m )

Upvc double glazed French Doors opening to rear garden, large understairs storage cupboard, feature panelled wall and radiator.

## Landing

Access to boarded loft, storage cupboard and radiator.

## Bathroom

6'11" x 6'2" (2.13m x 1.90m )

Obscure Upvc double glazed window to front, WC, wash hand basin and panelled bath with tiled walls and shower over. Radiator.

## Bedroom 1

11'11" x 8'6" (3.64m x 2.61m )

Upvc double glazed window to front with internal shutters, radiator, built-in mirror door wardrobe.

## En-Suite

WC, wash hand basin and tiled shower enclosure, extractor fan and radiator.

## Bedroom 2

10'2" x 8'7" (3.10m x 2.62m )

Upvc double glazed window to front with internal shutters and radiator.

## Bedroom 3

8'10" x 6'3" (2.70m x 1.92m )

Upvc double glazed window to rear with internal shutters and radiator.

## Gardens

### Front Garden

Shrub beds.

### Rear Garden

Enclosed level garden with small paved patio and artificial grass, timber shed and side access.

## Parking

Hardstanding at front for two vehicles.

## Material Information - Thornbury

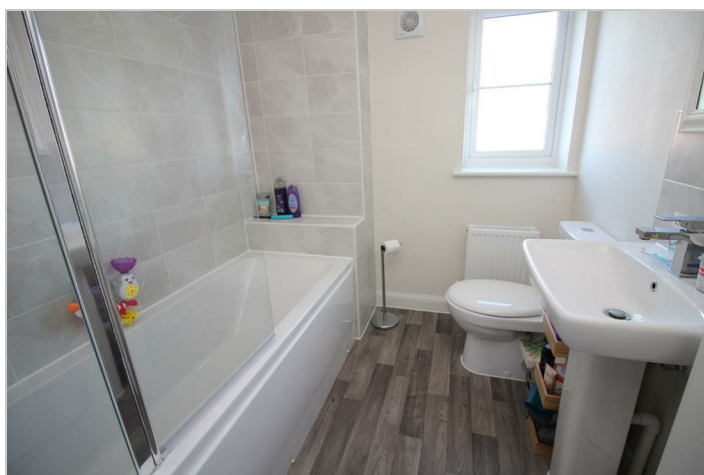
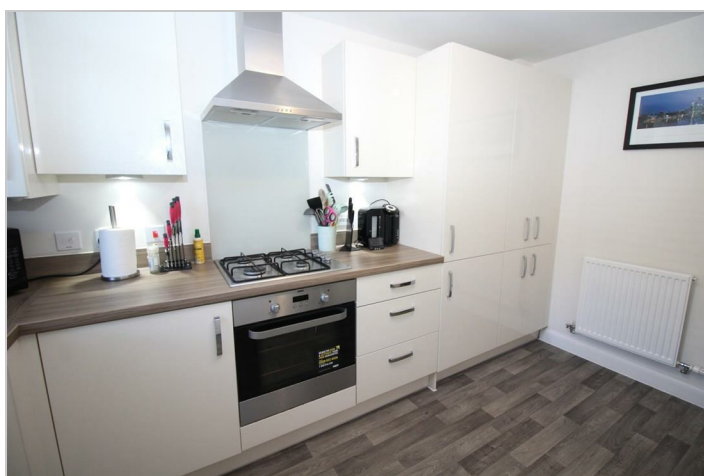
Tenure Type; Freehold

Annual Service Charge to Pinnacle £ 187.02

Council Tax Band C

Tel: 01454 411522





Road Map



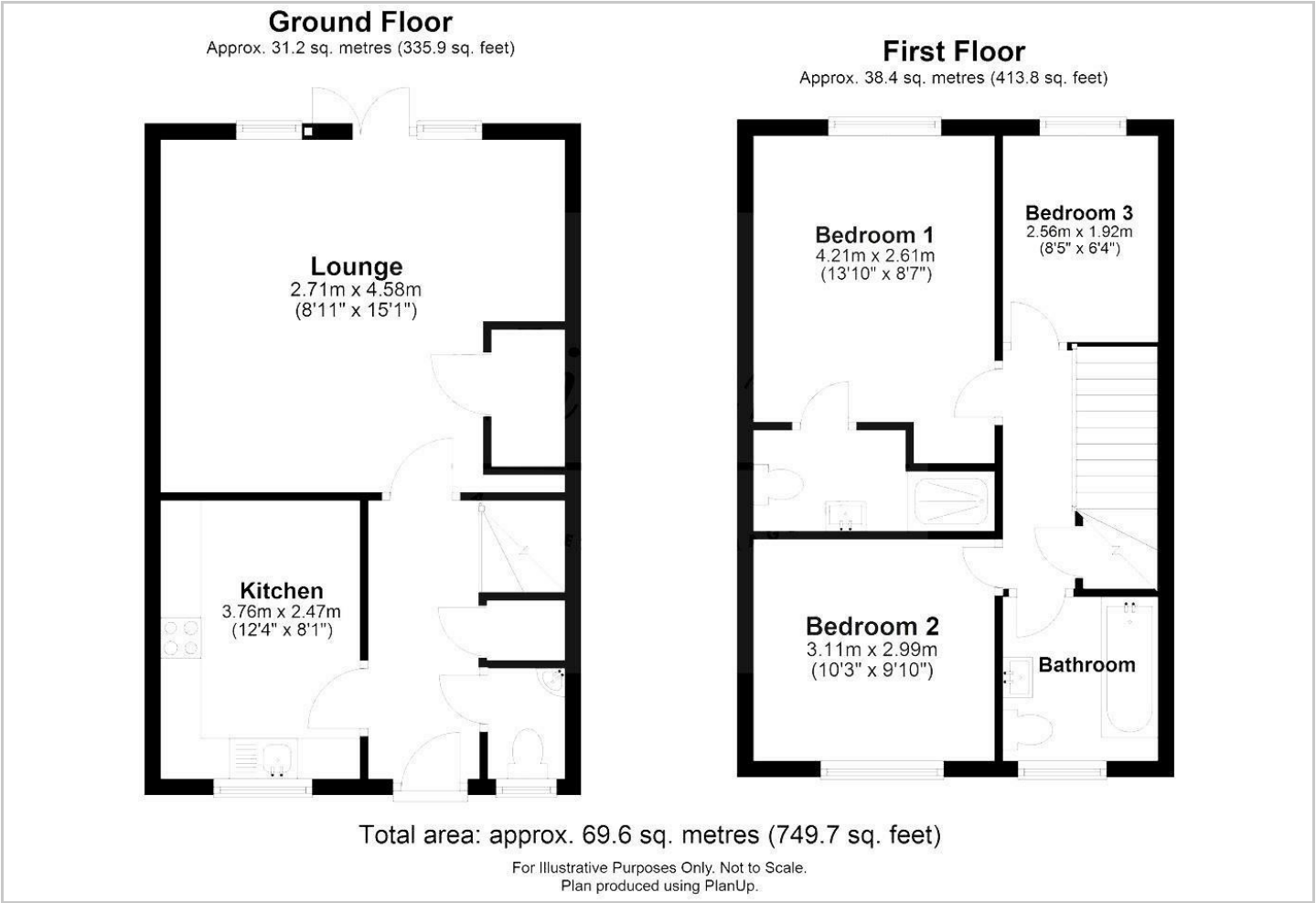
Hybrid Map



Terrain Map



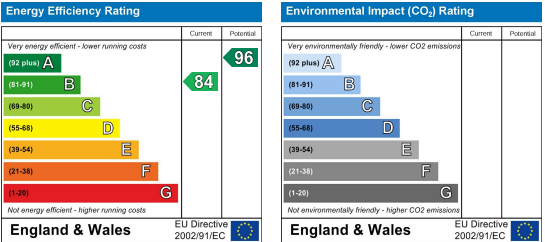
Floor Plan



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.