

# HUNTERS®

HERE TO GET *you* THERE



Dean Avenue

Thornbury, BS35 1JJ

£395,000



Council Tax: C





# 16 Dean Avenue

Thornbury, BS35 1JJ

£395,000



## Entrance

Via security locking double glazed front door opening to;

## Porch

uPVC double glazed windows to side with further double glazed door opening to;

## Hallway

Cloaks cupboard, staircase rising to first floor and radiator

## Shower Room

Obscure UPVC double glazed window to side, White W.C, wash hand basin and tiled shower enclosure. Radiator

## Home Office-Snug/Bedroom 3

9'11" x 8'10" (3.04m x 2.70m)

UPVC double glazed window to front and radiator

## Lounge

15'10" x 12'8" (4.85m x 3.87m)

UPVC double glazed window to front. Feature fireplace incorporating wood burning stove. Radiator

## Kitchen/Diner

22'0" x 12'1" (6.72m x 3.69m)

UPVC double glazed window to rear with French doors opening into conservatory. Under stairs storage cupboard and range of various floor and wall units with contrasting work surfaces that incorporates a double bowl sink unit with mixer taps. Breakfast bar, plumbing for washing machine, integral dishwasher and 2 x radiators

## Conservatory

8'11" x 7'10" (2.72m x 2.40m)

UPVC double glazed windows overlooking rear garden with double glazed roof incorporating blinds, French doors opening to the patio area and radiator.

## First Floor Landing

Access to loft and large cupboard housing gas central heating boiler and controls for Solar panels

## Bedroom 1

15'4" (max) x 12'2" (max) (4.68m (max) x 3.72m (max))

Two UPVC double glazed windows to rear and radiator

## Bedroom 2

11'1" (max) x 12'0" (3.40m (max) x 3.67m)

UPVC double glazed window to rear and radiator

## Bathroom

Large and spacious room with obscure UPVC double glazed window to rear. White suite comprising W.C, wash hand basin and panelled bath with separate shower enclosure. Vertical radiator

## Front/Side Gardens

Open plan lawn with various established shrubs

## Rear Garden

Enclosed, secure and level garden with South west facing aspect. Laid to lawn with paved patio and various established shrubs and access to garage

## Garage

Single detached garage with up and over door, side door to garden and light

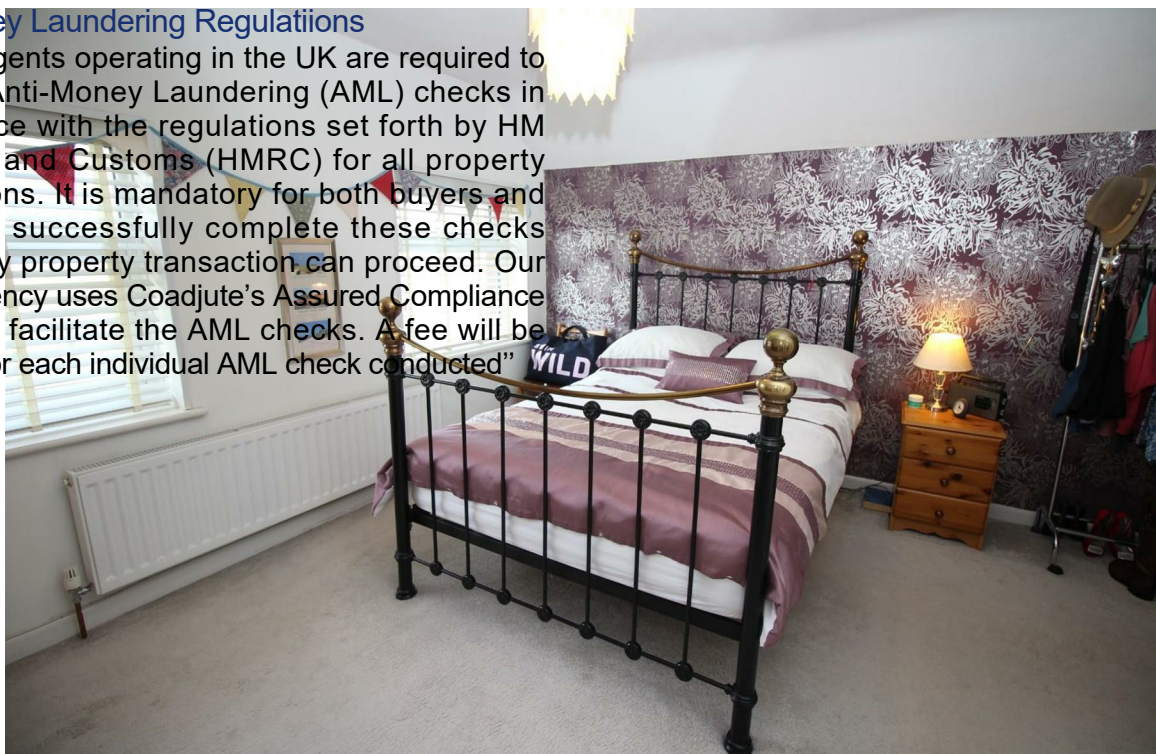
## Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band C

### 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



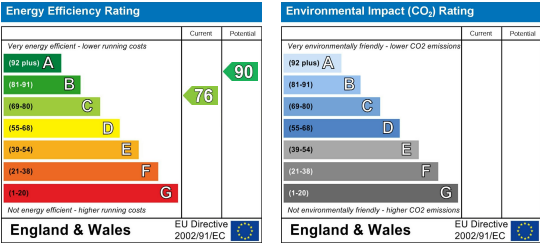
Floor Plan



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.