

HUNTERS®

HERE TO GET *you* THERE



Charles Close

Thornbury, BS35 1LN

Offers Over £365,000



Council Tax: D



21 Charles Close

Thornbury, BS35 1LN

Offers Over £365,000



Surely this detached family home ticks all the boxes? Spacious, flexible and versatile in arrangement the accommodation comprises; 3 bedrooms and family bathroom, a home office/forth bedroom, separate receptions, conservatory, cloakroom and fitted kitchen..... Oh! and add to that a large detached garage with secure rear garden and in our opinion it represents the complete package at a realistic price.

Entrance

Via uPVC double glazed security locking front door at the side

Hallway

Staircase rising to first floor with useful storage cupboard under. Radiator

Cloakroom

Obscure uPVC double glazed window to side, W.C, wash hand basin and heated towel rail

Lounge

14'7" x 11'5" (4.47m x 3.48m)

uPVC double glazed window to front, feature fireplace incorporating wood burning stove with pine surround, radiator. Glazed double doors opening through to;

Dining Room

9'9" x 8'9" (2.98m x 2.68m)

uPVC double glazed window to rear and radiator

Study/snug

8'11" x 8'2" (2.74m x 2.50m)

uPVC double glazed window to side, radiator

Kitchen

9'9" x 8'7" (2.99m x 2.63m)

uPVC double glazed window to rear with range of pine fronted floor and wall units with contrasting work surfaces that incorporate single drainer sink unit, integral oven and four ring gas hob. Space for fridge/freezer and plumbed with space for slimline dishwasher

Conservatory

8'10" x 7'2" (2.70m x 2.20m)

uPVC double glazed windows overlooking the rear garden with double glazed roof and French doors opening onto patio

Landing

Obscure uPVC double glazed window to side, access to loft and airing cupboard housing gas central heating boiler

Bathroom

Obscure uPVC double glazed window to rear, white suite comprising W.C wash hand basin and panelled bath with tiled walls and electric shower over. Heated towel rail

Bedroom 1

13'7" x 9'10" (4.15m x 3.02m)

uPVC double glazed window to front, built in sliding mirror door wardrobe and radiator

Bedroom 2

9'11" x 9'10" (3.03m x 3.02m)

uPVC double glazed window to rear and radiator

Bedroom 3

9'10" x 7'8" (3.02m x 2.35m)

uPVC double glazed window to front, over stairs storage cupboard and radiator

Outside

Front Garden

Open plan lawn

Rear Garden

Enclosed, private and secure level garden that is laid to lawn with established shrubs, water tap and side access

Garage

Large detached garage with electric up and over door, power and light

Parking

Hardstanding for 1 vehicle

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band 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



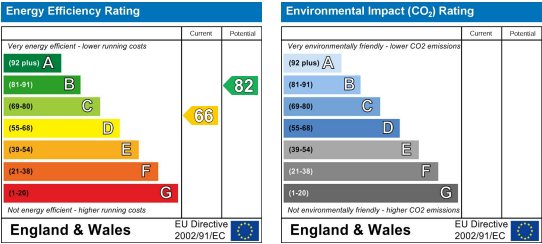
Floor Plan



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.