

HUNTERS[®]

HERE TO GET *you* THERE



Gloucester Road

Thornbury, BS35 1DJ

Reduced To £610,000



Council Tax: D



21 Gloucester Road

Thornbury, BS35 1DJ

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Entrance

Via open fronted porch to original part glazed front door opening to

Hallway

Feature plaster cornice archway

Lounge

14'10" x 12'2" (4.53m x 3.71m)

Original Sash bay window to front incorporating internal secondary double glazing. Coved ceiling with centre rose and feature period style fireplace incorporating living flame gas fire with cupboards built into recess on either side. 2 x radiators

Dining Room

13'6" x 13'1" (4.13m x 4.0m)

Feature arch window to side with wood effect uPVC double glazed sash window to rear. Coved ceiling with centre rose and feature period style fireplace incorporating tiled inset panels and attractive pine surround. Original period staircase rising to first floor incorporating original spindles and newel post. Secondary staircase leading down to lower ground floor level. Radiator

Kitchen

11'10" x 10'0" (3.63m x 3.07m)

Double glazed door to rear opening onto terrace. Coved ceiling and picture rail. Extensive range of contemporary "Wren - Infinity Plus" floor and wall units with quartz work surfaces incorporating stainless steel sink unit. Comprehensive range of integral appliances to include double oven with warming draw, induction hob with extractor hood, fridge/freezer and dishwasher. Floor level warm air skirting heaters

LOWER GROUND FLOOR

Den/Office

15'0" x 11'6" (4.59m x 3.53m)

uPVC double glazed door to side and window to rear. Under stairs storage cupboard and radiator

Snug/Hobby Room

15'1" x 13'10" (4.61m x 4.23m)

Skylight (former coal Shute) Under floor electric heating

Cloakroom

Window to side, W.C. Wash hand basin and radiator

Utility Room

9'11" x 8'10" (3.03m x 2.71m)

Window to rear with part glazed door to side. Range of floor and wall units with work surfaces incorporating Belfast sink unit. Plumbed for washing machine. Electric panel heater

Store/Workshop

8'11" x 8'7" (2.73m x 2.64m)

Part glazed door to garden with window to rear

FIRST FLOOR

Bathroom

11'11" x 10'9" (3.64m x 3.30m)

uPVC double glazed Sash window to rear, white W.C wash hand basin and panelled bath with shower enclosure and airing cupboard. 2 x radiators

Bedroom 1

16'4" m x 14'9" (5.0 m x 4.51)

Original Sash bay window to front incorporating internal secondary double glazing. Built in wardrobe and radiator

Bedroom 2

13'1" x 10'2" (4.0m x 3.10m)

Wood effect uPVC double glazed Sash window to rear, built in wardrobe and radiator

SECOND FLOOR

Bedroom 3

15'6" x 9'6" (4.74m x 2.92m)

uPVC double glazing window to rear with skylight incorporating electric black out blind. Large walk in cupboard with access to water tank. Radiator

Bedroom 4

16'4" 9'0" (5.0m 2.75m)

Double glazed skylight, sloping ceiling and radiator

Shower Room

Vanity unit incorporating wash hand basin, W.C and large walk in shower enclosure. Bluetooth mirror, heated towel rail and extractor fan

Front Garden

Low maintenance slate chippings and side access

Rear Garden

Paved patio and area of artificial grass with log store and gate to parking at the rear

Parking

Hardstanding for two vehicles with EV charging point

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



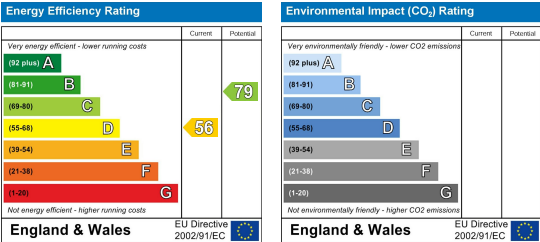
Terrain Map



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.