

# HUNTERS®

HERE TO GET *you* THERE



## Hickory Lane

Hortham Village, Almondsbury, BS32 4FR

£389,950



Council Tax: D





# 37 Hickory Lane

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## Entrance

Via open fronted tiled canopy porch with security locking composite front door with double glazed panels.

## Hall

Exposed engineered oak floor, staircase raising to first floor, radiator.

## Cloakroom

W.C. vanity unit incorporating wash hand basin with mixer tap, engineered oak floor, extractor fan, heated towel rail.

## Kitchen

10'11" x 6'5" (3.33m x 1.96m)

UPVC double glazed window to front, a range of various wall and floor units with contrasting working surfaces incorporating stainless steel sink with mixer taps. Plumbing for washing machine, integral Bosch dishwasher, Bosch oven and four ring gas hob with extractor over. Cupboard housing gas central heating boiler, tiled floor.

## Living Room

15'8" x 13'6" (4.79m x 4.14m)

UPVC double glazed French doors opening onto rear patio garden, double glazed panels to either side, large under stairs storage cupboard, exposed timber floor, radiator.

## First Floor Landing

Stair case to second floor, radiator.

## Bathroom

White suite comprising w.c. wash hand basin and panelled bath with tiled walls and heated towel rail, extractor fan, tiled floor.

## Bedroom 2

13'5" x 10'8" (4.11m x 3.26m)

UPVC double glazed windows to rear, radiator.

## Bedroom 3

13'6" x 7'1" (4.12m x 2.18m)

Dimension maximum overall. UPVC double glazed windows to front and radiator.

## Second Floor Landing

Double glazed sky light, large airing cupboard housing hot water tank.

## Master Bedroom

14'5" x 10'0" (4.40m x 3.05m)

UPVC double glazed window to front, a range of built in wardrobes and cupboards into eaves for storage, radiator, access to loft.

## En Suite

Double glazed sky light, white suite comprising w.c. wash hand basin and tiled shower enclosure, heated towel rail, ceramic tiled floor.

## Exterior

There is an enclosed rear garden tastefully landscaped to incorporate numerous established shrubs and borders with rear pedestrian access.

## Garage

A single garage in adjacent block with up and over door.

## Material Information - Thornbury

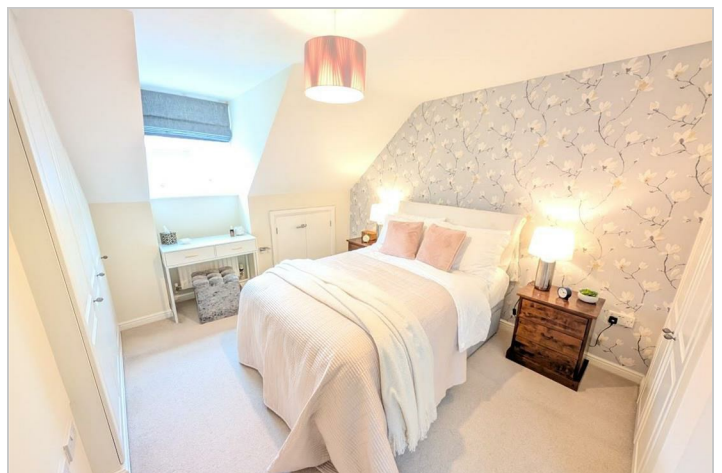
Tenure Type; Freehold

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"

Tel: 01454 411522





Road Map



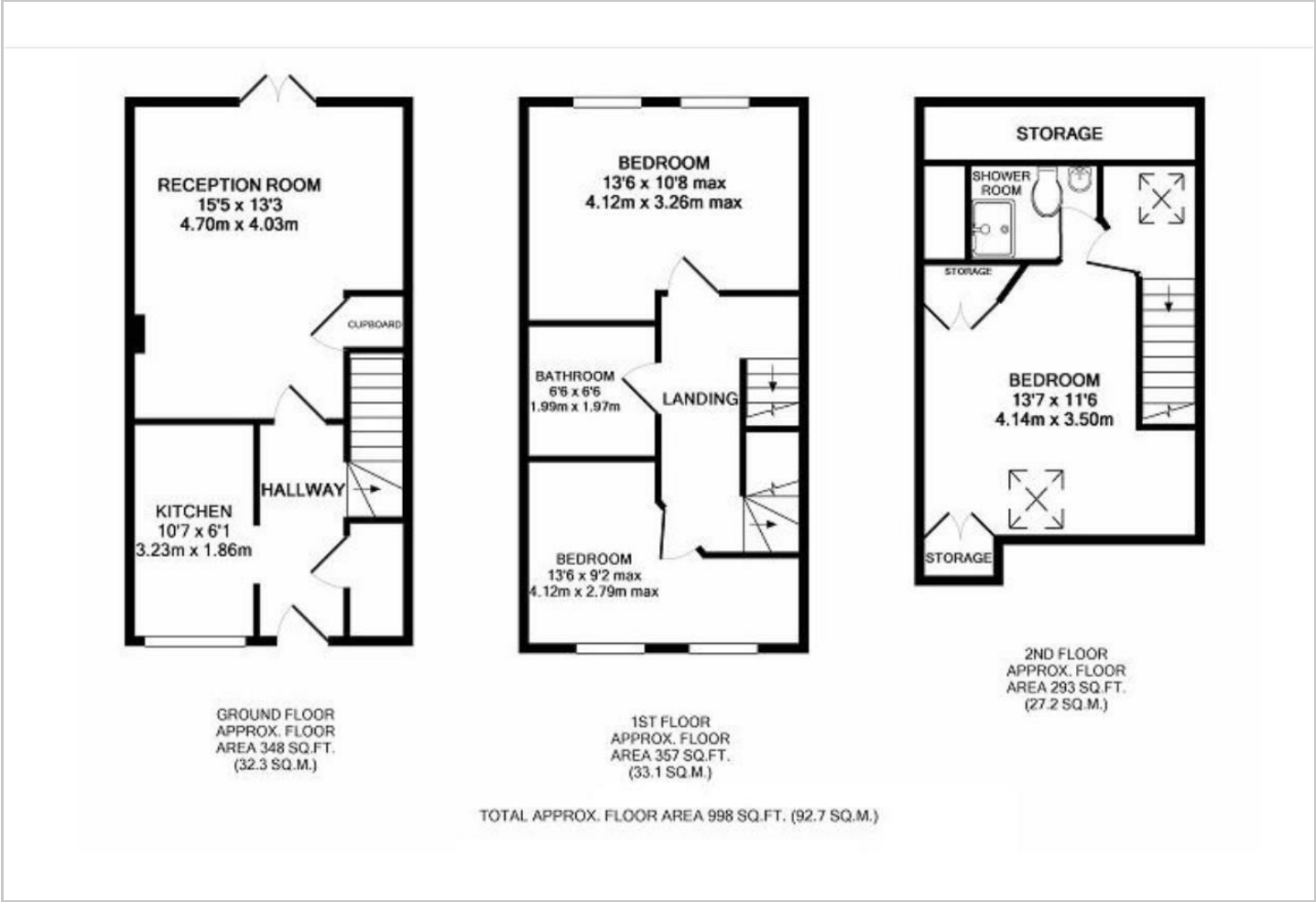
Hybrid Map



Terrain Map



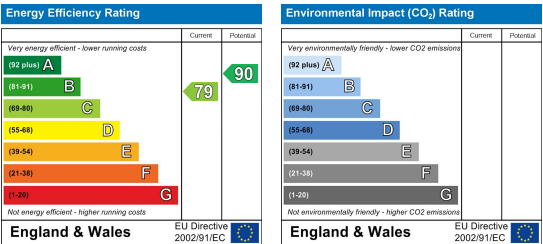
Floor Plan



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.