

# HUNTERS®

HERE TO GET *you* THERE



## Hamble Close

Thornbury, BS35 2DD

£240,000



Council Tax: B





# 30 Hamble Close

Thornbury, BS35 2DD

£240,000



## Entrance

Via uPVC double glazed front door opening to

## Porch

Security locking double glazed front door opening to

## Hallway

Meter cupboard, uPVC double glazed door opening to rear garden, staircase rising to first floor and radiator

## Kitchen

13'2" x 8'10" (4.02m x 2.71m)

uPVC double glazed window to rear. Extensive range of various floor and wall units with contrasting work surfaces that incorporate a stainless steel sink unit. There is a breakfast bar, wall mounted gas central heating boiler, plumbing for an automatic washing machine and space for fridge/freezer. Tiled floor and radiator

## Living room

17'0" (max) x (5.19m (max) x )

uPVC double glazed bay window to front and radiator

## Landing

Large walk in storage cupboard

## Bathroom

uPVC double glazed window to rear. Suite comprising W.C, wash hand basin and corner bath with tiled walls and electric shower over. Radiator

## Bedroom1

16'6" x 11'4" (5.05m x 3.46m)

uPVC double glazed window to front and radiator

## Bedroom 2

9'3" x 9'0" (2.84m x 2.75m)

uPVC double glazed window to rear and radiator

## Front Garden

Open plan lawn

## Rear Garden

Low maintenance and easy to manage patio garden that has been paved with raised beds, concrete shed and rear gate.

## Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire band B

Construction; Concrete. Concrete.....Non Traditional







Road Map



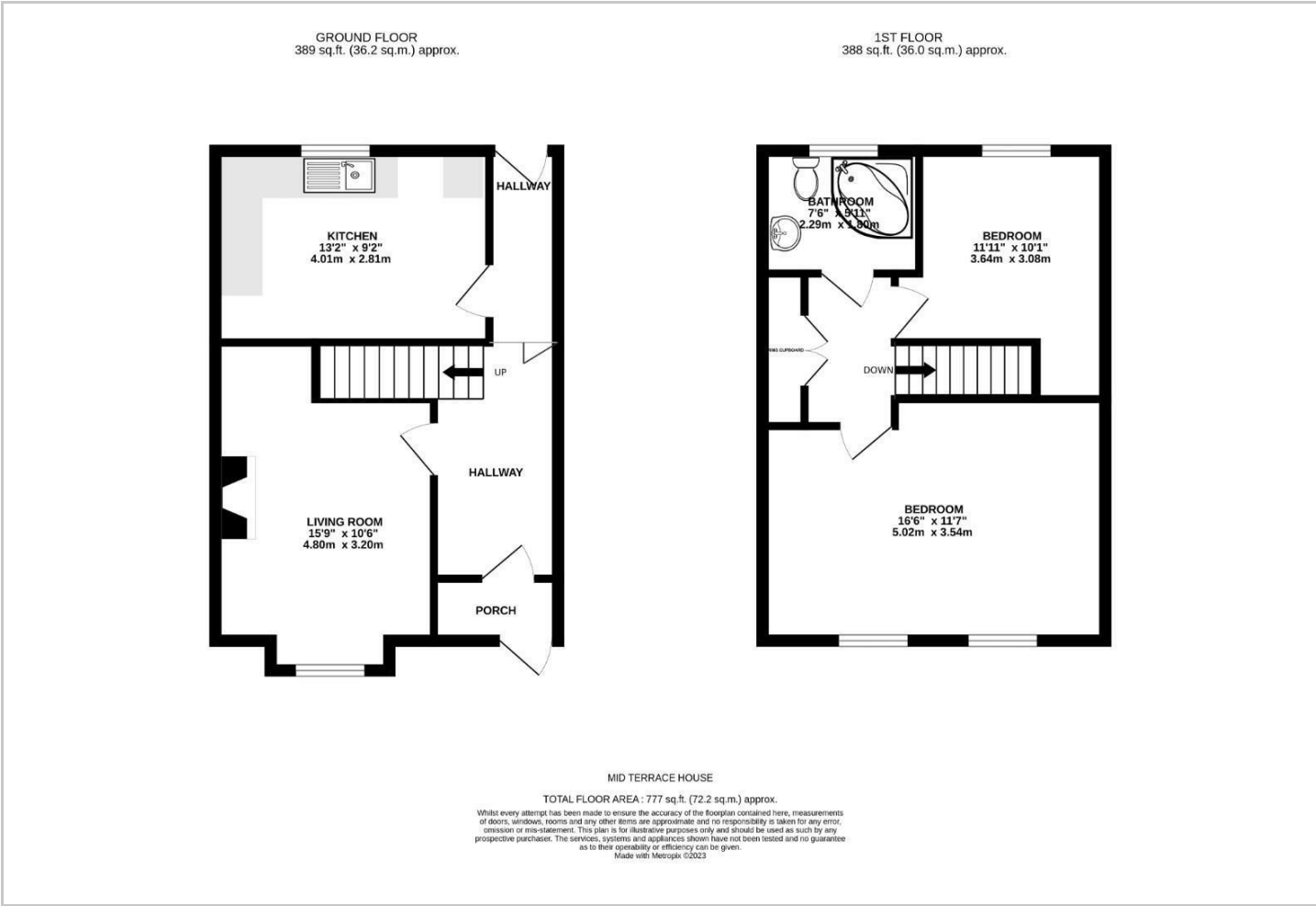
Hybrid Map



Terrain Map



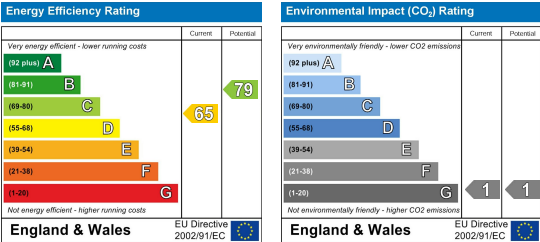
Floor Plan



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.