

HUNTERS®

HERE TO GET *you* THERE



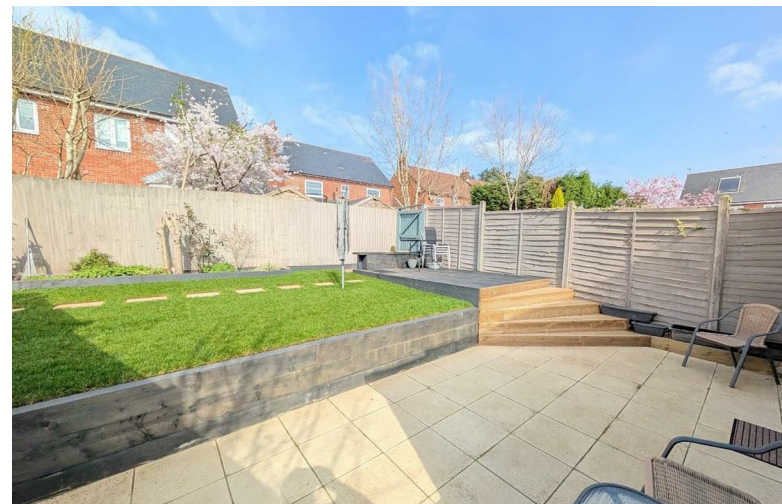
Dogwood Road

Almondsbury, BS32 4FJ

£375,000



Council Tax: D



15 Dogwood Road

Almondsbury, BS32 4FJ

£375,000



Entrance

Via double glazed composite security locking front door that opens to;

Porch

Further part glazed door opening to hallway;

Hallway

Staircase rising to 1st floor

Cloakroom

W.C, and vanity unit incorporating wash hand basin.
Radiator

Kitchen

10'4" x 8'1" (3.15m x 2.47m)
uPVC double glazed window to front. Range of various floor and wall units with contrasting work surfaces incorporating stainless steel sink unit. Integral oven with 4 ring gas hob and extractor hood. Plumbed for washing machine, space for fridge/freezer, breakfast bar and radiator

Reception Room

13'5" x 15'0" (4.09m x 4.58m)
Open plan to sitting room with under stairs storage cupboard and radiator

Dining Room

13'8" x 8'8" (4.19m x 2.65m)
uPVC double glazed French doors opening to rear garden with uPVC double glazed windows to either side. Double glazed skylights and radiator

Landing

Access to loft and large airing cupboard housing pressurised hot water tank

Bathroom

Obscure uPVC double glazed window to front. W.C, wash hand basin and panelled bath with shower over, tiled walls and shower screen with heated towel rail

Bedroom 1

9'7" x 8'5" (2.93m x 2.58m)
uPVC double glazed window to front , built in wardrobe and radiator

En-Suite

W.C, Wash hand basin and tiled shower enclosure.
Radiator

Bedroom 2

9'8" x 8'4" (2.97m x 2.56m)
uPVC double glazed window to rear and radiator

Bedroom 3

6'10" x 6'3" (2.09m x 1.91m)
uPVC double glazed window to rear and radiator

Front Garden

Small shrub borders

Rear Gardens

Landscaped and low maintenance private garden that is both enclosed and secure. It comprises; paved patio, elevated deck with lawn and stepping stones to gravelled area incorporating two sheds. Water tap

Parking

Hardstanding at the front for 2 vehicles.

Anti- Money Laundering Regulations

"Estate agents operating in the UK are required to

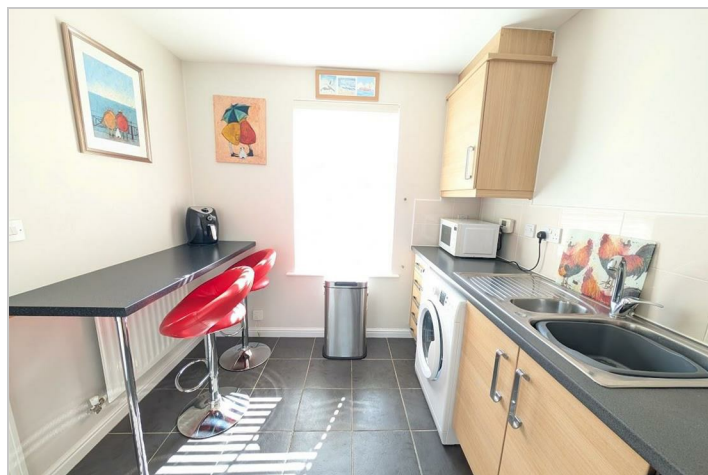
conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band D

Management Fees; South West Relocation approx £158.60 twice a year



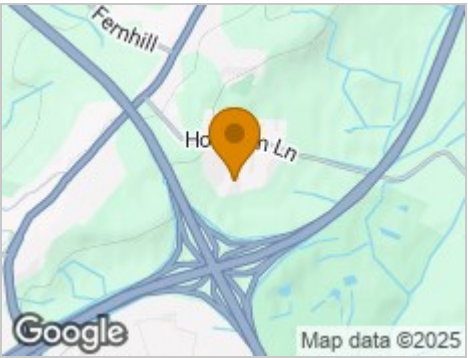
Road Map



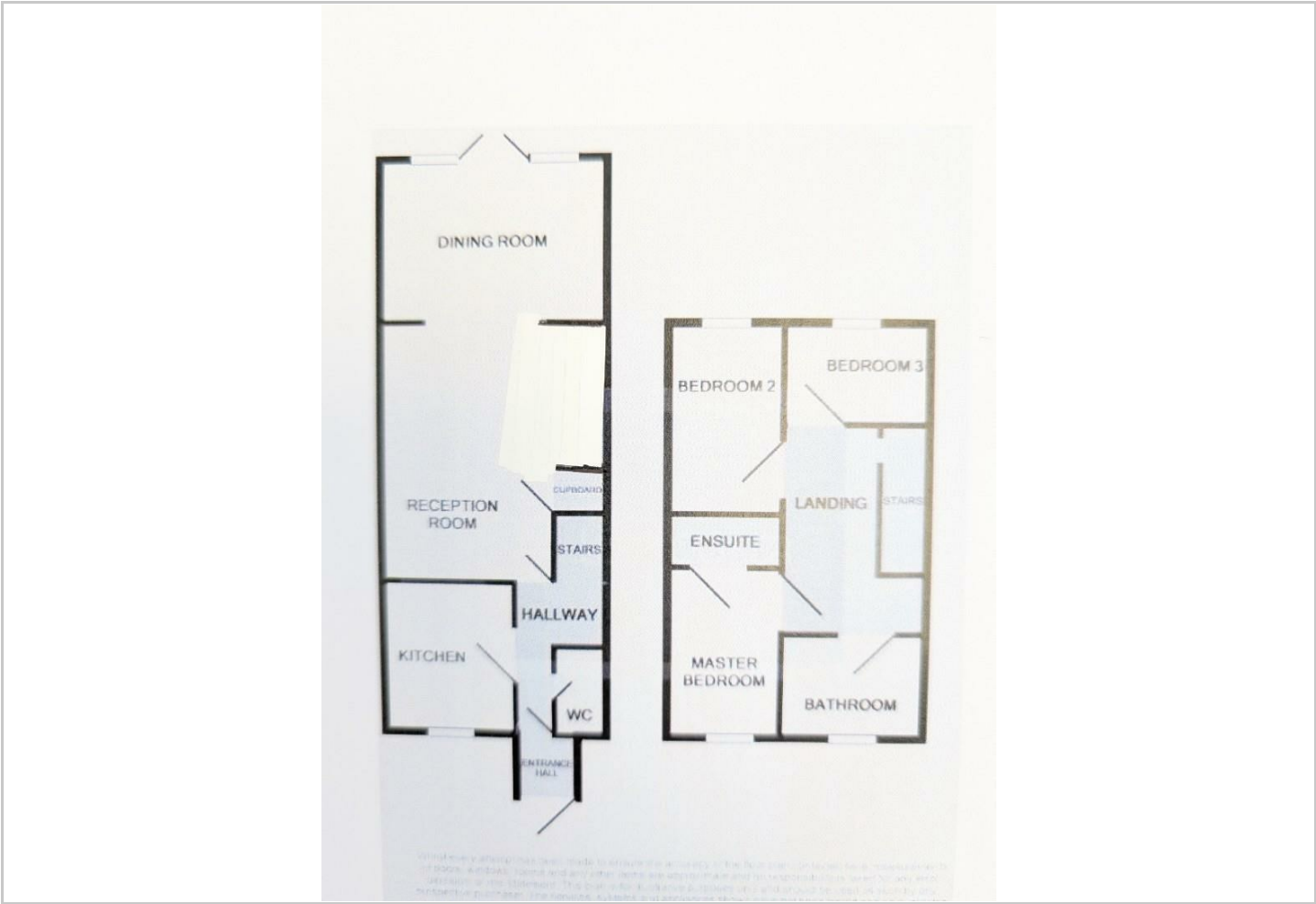
Hybrid Map



Terrain Map



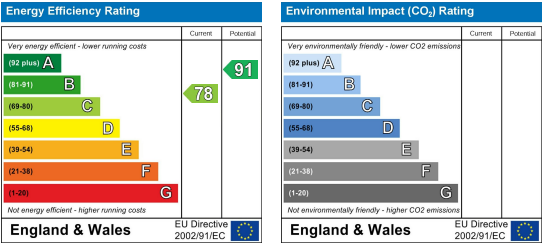
Floor Plan



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.