

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Hatchmere

Thornbury, BS35 2EU

£325,000



Council Tax: C





# 1 Hatchmere

Thornbury, BS35 2EU

£325,000



In search of a blank canvas with potential? This generous family home offers flexibility and versatility by the bucket load! Chalet bungalows are renowned for offering spacious accommodation with options and this fine example is of no exception, providing a perfect blend of comfort and convenience. With three double bedrooms, (or two with second reception) this property is ideal for families or those seeking a home with the potential of creating a generous ground floor double bedroom. One of the standout features of this property is the well tended corner plot with garage and secure parking space for an additional vehicles. Thornbury is known for its friendly community and proximity to local amenities, making it an excellent choice for those looking to enjoy the best of both town and country living. With its charming surroundings and practical features, this home is a fantastic opportunity for anyone looking to settle in the beautiful Thornbury area. Don't miss the chance to make this lovely property your own. NO CHAIN!

## Entrance

Via covered porch to uPVC double glazed security locking front door opening to

## Hallway

Staircase rising to first floor and radiator

## Kitchen

11'6" x 8'7" (3.52m x 2.64m)

uPVC double glazed window to rear with double glazed door opening to garden. Range of Oak fronted floor and wall units with contrasting work surfaces incorporating single drainer sink unit.

Plumbed for washing machine, space for fridge/freezer and cooker

## Shower room

Obscure uPVC double glazed window to side, W.C, Wash hand basin and shower enclosure with panelled walls, radiator

## Living Room

19'8" max x 16'1" max (6.0m max x 4.92m max)  
uPVC double glazed windows to front, feature electric fireplace and radiator

## Bedroom 1/Dining Room

12'3" x 10'8" (3.74m x 3.26m)  
uPVC double glazed window to rear, large under stairs storage cupboard and radiator

## Landing

Large storage cupboards and access to loft

## Bedroom 2

14'5" x 8'8" (4.41m x 2.66m)  
uPVC double glazed window to front, wall mounted Vaillant gas central heating boiler. Radiator

## Bedroom 3

12'2" x 10'7" (3.71m x 3.25m)  
uPVC double glazed window to front and radiator

## Gardens

The property occupies a corner plot with established shrub hedging. Laid to lawn at the front and side, there is also a concreted area at the rear with large timber shed.

### Garage

Single detached garage with power and light, up and over door to the front and double glazed personal door to the rear

### Parking

There is secure hardstanding for one vehicle behind timber gates

### Material Information - Thornbury

Tenure Type; Freehold

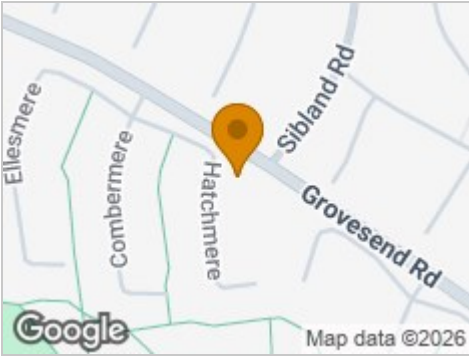
Council Tax Banding; Band C

### Anti Money Laundering

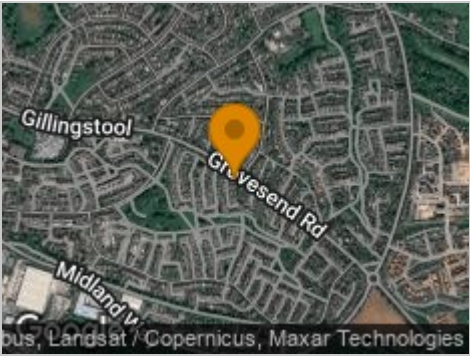
"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property 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



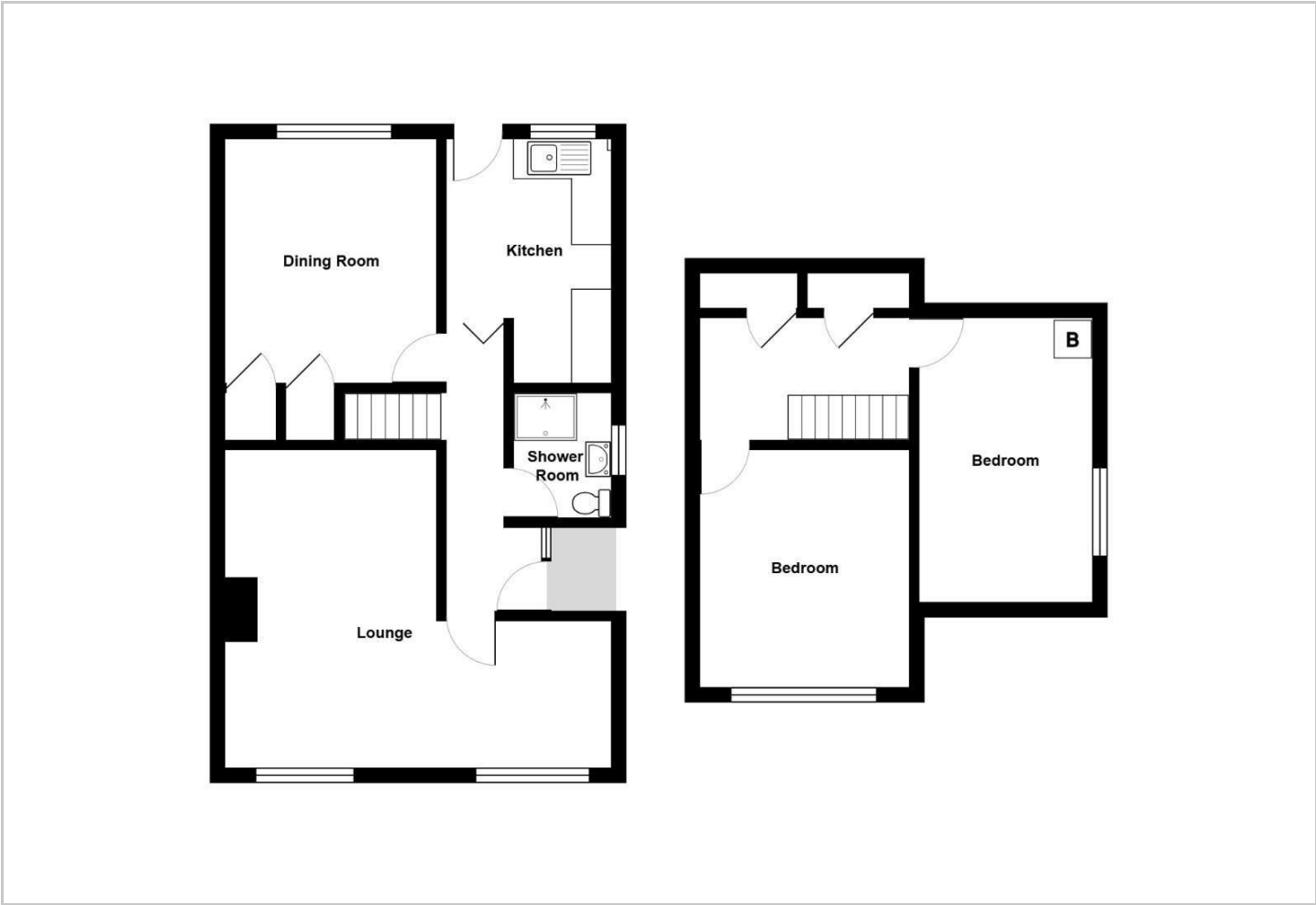
Hybrid Map



Terrain Map



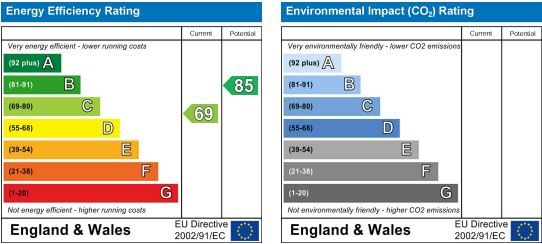
Floor Plan



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.