

HUNTERS®

HERE TO GET *you* THERE



Millfield

Thornbury, Bristol, BS35 1JL

£595,000



Council Tax: D



18 Millfield

Thornbury, Bristol, BS35 1JL

£595,000



Entrance

Via obscure uPVC double glazed front door opening to

Hallway

Obscure uPVC double glazed window to side. Cloaks cupboard, staircase rising to first floor with useful storage cupboard under. 2 x radiators

Bathroom

Obscure uPVC double glazed window to side. White W.C. vanity unit incorporating wash hand basin and large walk in shower enclosure. Extractor fan and radiator

Bedroom/Sitting Room

15'7" x 9'11" (4.77m x 3.03m)

uPVC double glazed window to rear with double glazed sliding patio doors opening to rear garden. Radiator

Lounge

18'11" x 11'5" (5.77m x 3.48m)

uPVC double glazed windows to both front and side. Feature fireplace incorporating living flame gas fire. 2 x radiators

Kitchen/diner

18'10" x 13'5" (5.75m x 4.10m)

uPVC double glazed window to rear, double glazed door to side and double glazed sliding patio doors opening onto rear garden. Range of floor and wall units with contrasting work surfaces incorporating sink unit, integral dishwasher. Plumbed for washing machine, space for fridge freezer and cooker. Radiator

Cloakroom

Obscure uPVC double glazed window to side, W.C and wash hand basin

Landing

Access to loft with uPVC double glazed window to side

Bathroom

Obscure uPVC double glazed window to side, W.C, wash hand basin and panelled bath with tiled walls and electric shower over. Radiator

Bedroom 1

19'0" x 11'6" (5.80m x 3.52m)

uPVC double glazed window to front, built in airing cupboard with storage. Radiator

Bedroom 2

11'0" x 8'3" (3.36m x 2.52m)

uPVC double glazed window to rear and radiator

Bedroom 3

10'1" x 7'7" (3.08m x 2.33m)

uPVC double glazed window to rear and radiator

Front Garden

Open plan lawn with various shrubs and bushes

Rear Garden

Enclosed, secure and private garden backing onto established woodland. Predominantly the garden is laid to lawn with paved patio and gravelled area, established shrubs, conifer hedging and timber shed. Water tap and side access

Double Garage

20'0" x 16'6" (6.12m x 5.05m)

Electric roller door to front, power and light. Double glazed window and door to the rear

Parking

Hardstanding on the tarmac driveway for 3-4 vehicles

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band D

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



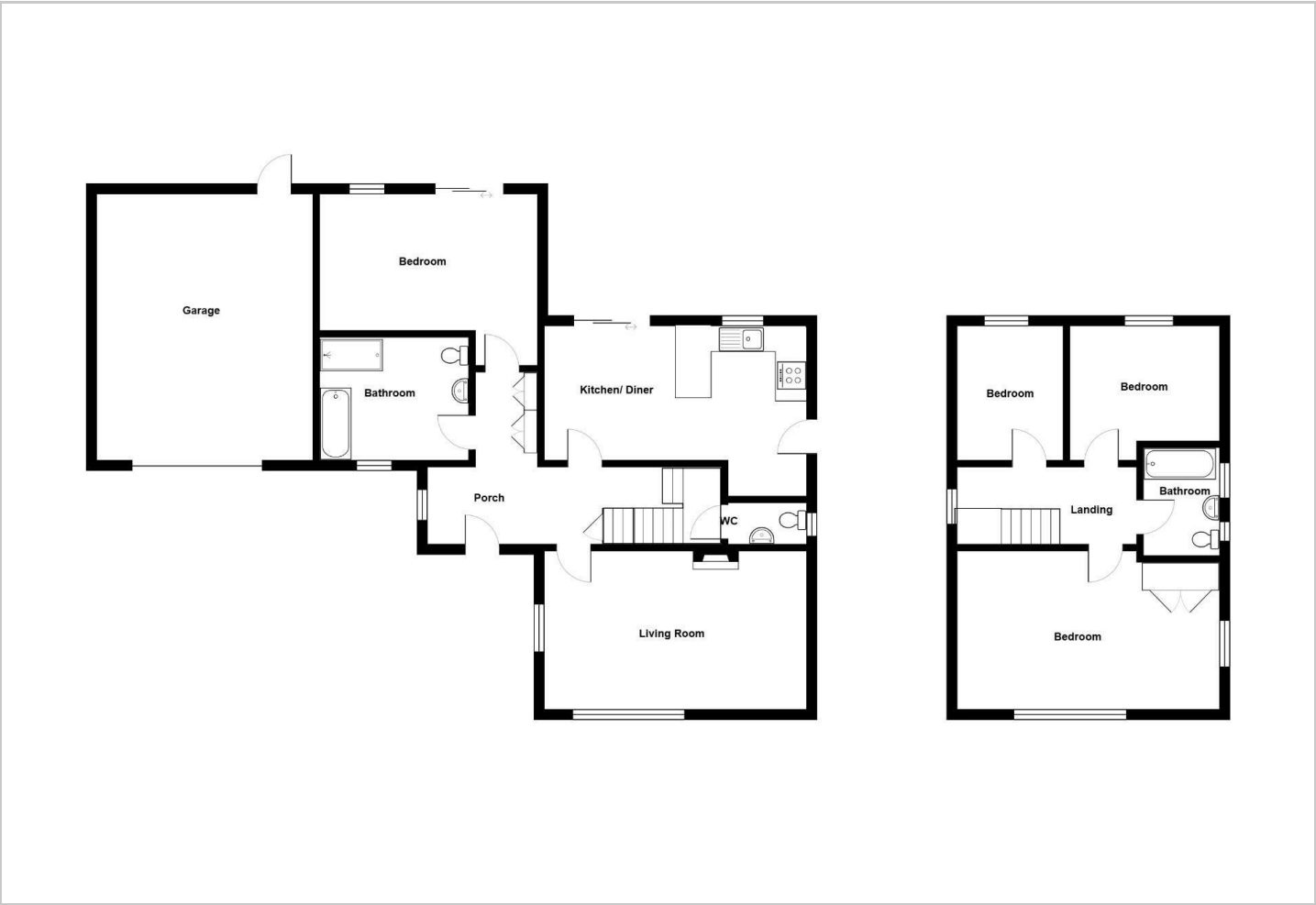
Hybrid Map



Terrain Map



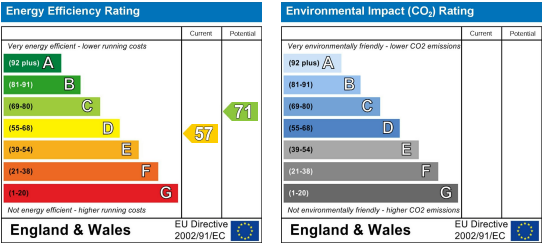
Floor Plan



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.