

HUNTERS[®]

HERE TO GET *you* THERE



Hillbrook Road

Thornbury, BS35 2EZ

Auction Guide £260,000



Council Tax: D



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Entrance

Via woodgrain effect security locking front door opening to

Porch

Wood grain effect double glazed panel to front. Large built in storage cupboard and part glazed door opening to

Hallway

Staircase to first floor and radiator

Living Room

23'9" (max) x 13'6" (max) (7.24m (max) x 4.14m (max))

uPVC double double glazed window to front with double glazed sliding patio doors to rear. Dado rail, under stairs storage cupboard and feature fireplace with back boiler incorporating living flame gas fire with pine surround. 2 x radiators

Conservatory

9'4" x 8'8" (2.87m x 2.66m)

uPVC double double glazed windows overlooking rear garden with French doors opening to the patio.

Kitchen/Breakfast Room

17'10" x 11'5" (5.44m x 3.48m)

uPVC double double glazed window to rear with uPVC double double glazed door opening to rear garden. Extensive range of floor and wall units with work surfaces incorporating Belfast sink unit with mixer taps. Rangemaster electric oven and american style fridge/freezer. Door to integral garage

Landing

uPVC double double glazed window to side

Bathroom

Obscure uPVC double double glazed window to rear. White W.C, and panelled bath with shower over

Bedroom 1

14'3" x 9'9" (4.35m x 2.98m)

uPVC double double glazed window to front with built in airing cupboard and radiator

Bedroom 2

10'5" x 9'8" (3.20m x 2.97m)

uPVC double double glazed window to rear with access to loft and radiator

Bedroom 3

10'2" x 6'11" (3.12m x 2.12m)

uPVC double double glazed window to front and radiator

Garage/Utility room

12'8" x 10'0" (3.87m x 3.05m)

Double doors to front with door at the rear opening into the kitchen. Range of floor and wall units incorporating work surface with sink unit. Plumbed for washing machine. Wall mounted meters

Front Garden

Block paved driveway and gravelled area providing parking for several vehicles.

Rear Garden

Enclosed westerly facing level garden laid to lawn with paved patio and all- weather store/shed

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"

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band D

Auctioneer Comments

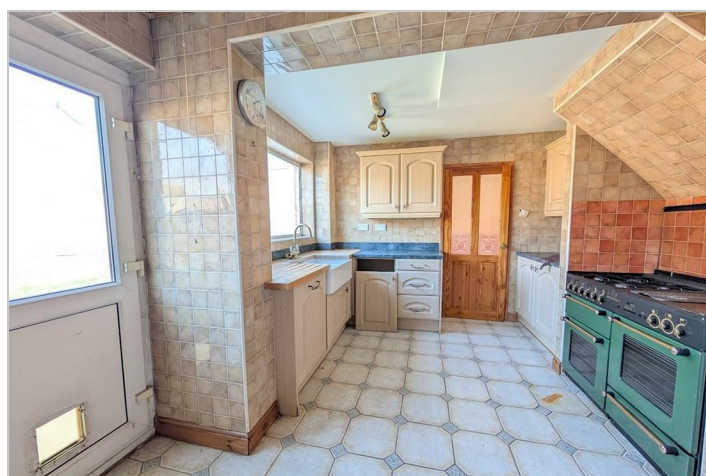
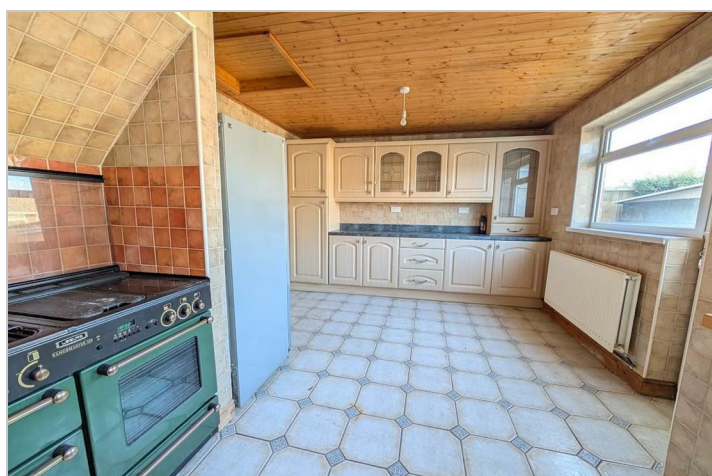
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). THE AUCTION ENDS ON MONDAY 8TH SEPTEMBER AT 12PM.

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960.00. These services are optional.



Road Map



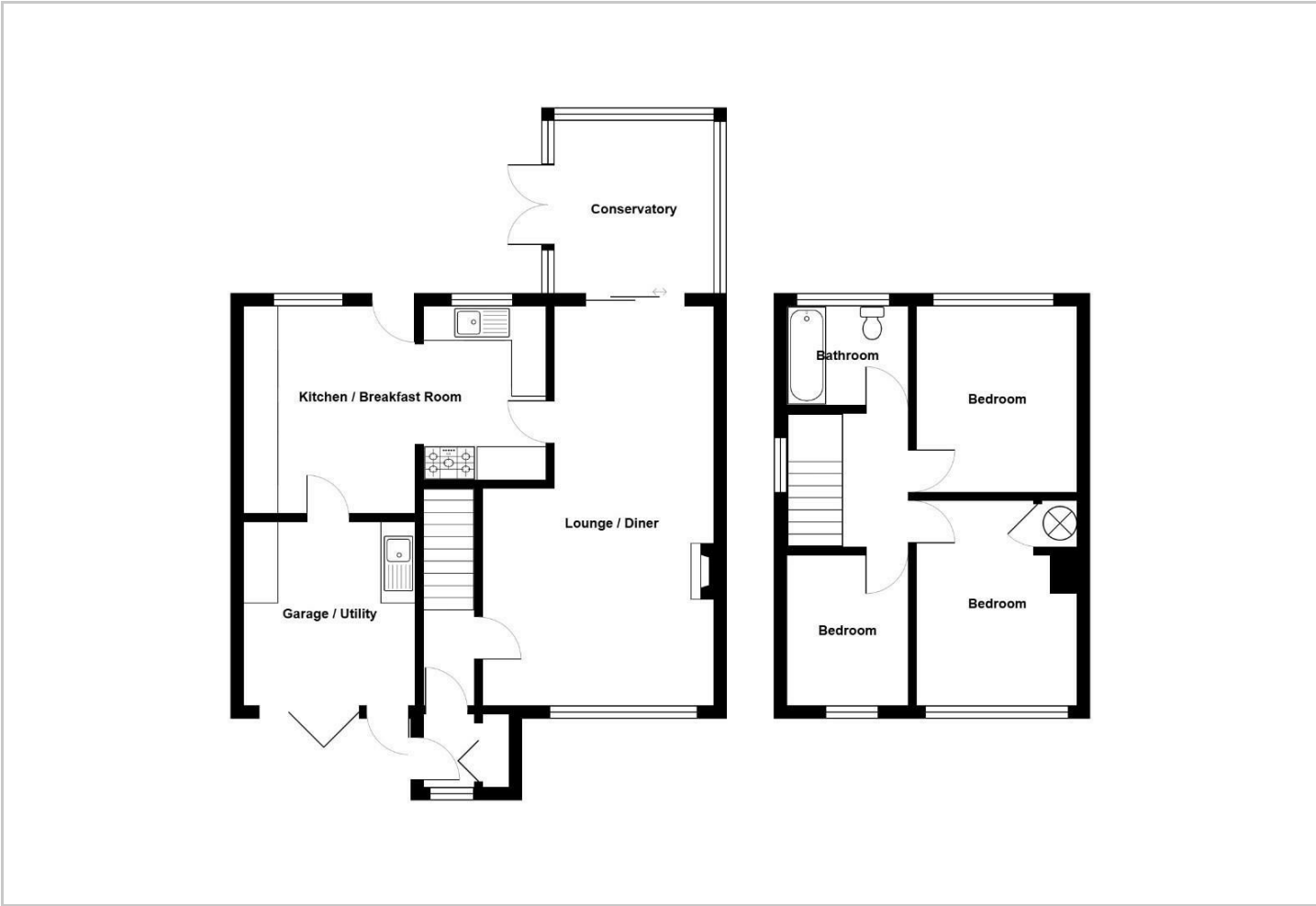
Hybrid Map



Terrain Map



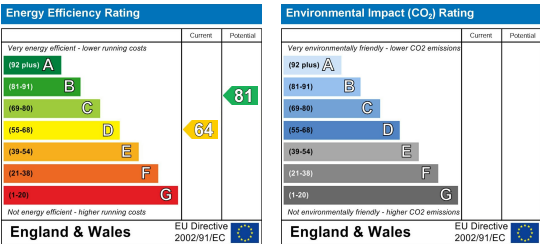
Floor Plan



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.