

HUNTERS[®]

HERE TO GET *you* THERE



Bannetts Tree Crescent

Alveston, Bristol, BS35 3LY

Offers In The Region Of £500,000



Council Tax: E



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Entrance

Via hardwood framed front door to:

Hallway

Obscure double glazed full length panel to side. Staircase to first floor with useful storage cupboard under. Radiator.

Cloakroom

Obscure UPVC double glazed window to side. WC and wash hand basin.

Lounge

18'11" x 11'4" (5.77m x 3.47m)

UPVC double glazed window to front. Feature fireplace incorporating living flame gas fire. Radiator.

Dining Room

11'5" x 9'10" (3.48m x 3.0m)

Hardwood framed double glazed French doors opening to conservatory at the rear. 2 radiators.

Conservatory

11'1" x 9'4" (3.38m x 2.87m)

Substantial block structure with UPVC double glazed windows overlooking rear with French doors opening onto garden. Double glazed roof.

Kitchen/Utility Room

13'8" (max) x 12'11" (max) (4.18m (max) x 3.94m (max))

UPVC double glazed windows to front, side and rear with double glazed door opening to garden. Range of floor and wall units with contrasting worksurfaces incorporating stainless steel single drainer sink unit, plumbing for automatic washing machine, plumbing for dishwasher, space for fridge/freezer, integrated double oven and 4 ring gas hob. Tiled floor.

Landing

UPVC double glazed window to side. Access to loft. Radiator.

Bathroom

Obscure UPVC double glazed window to side. White suite comprising WC, wash hand basin and panelled bath with tiled walls and shower. Heater towel rail.

Bedroom 1

11'8" x 11'5" (3.56m x 3.50m)

UPVC double glazed window to front. Radiator.

Bedroom 2

11'1" x 10'0" (3.40m x 3.05m)

UPVC double glazed window to rear. Radiator.

Bedroom 3

10'0" x 7'5" (3.05m x 2.27m)

UPVC double glazed window to rear. Radiator.

Bedroom 4

9'6" x 6'11" (2.90m x 2.12m)

UPVC double glazed window to side. Built in airing cupboard housing gas central heating combi boiler. Radiator.

Gardens

Front

Open plan lawn with shrub hedging and block paved driveway

Rear

Enclosed level lawn with paved patios, shrub borders and flower beds incorporating feature pond with veg patch and aluminium framed glasshouse. Small summer house.

Garage

Large attached garage with up and over door to rear.
Power and light, personal door and window to rear.

Parking

Block paved driveway for 3-4 vehicles. Carport

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; E

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



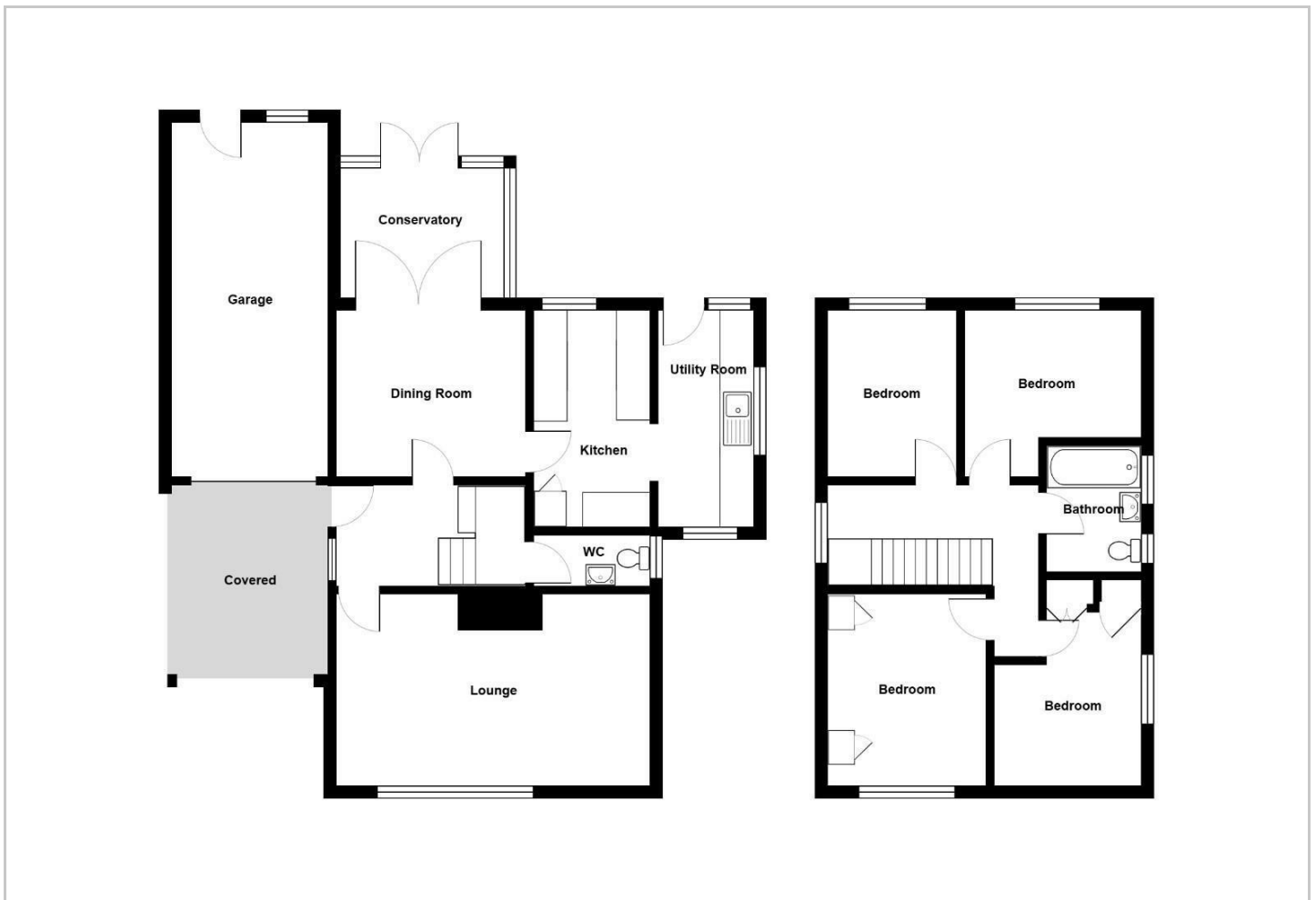
Hybrid Map



Terrain Map



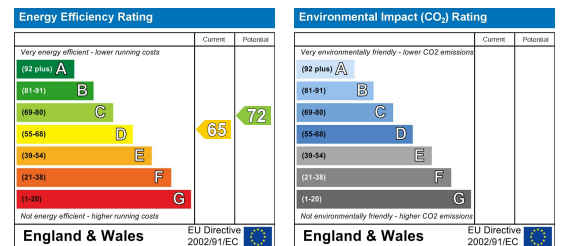
Floor Plan



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.