

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

Proprietor: Rowena Moncrieffe
Tel No: 01454 858007



- SOUGHT AFTER RETIREMENT COMPLEX
- WEST FACING GARDEN
- OVERLOOKING COMMUNAL POND
- LOUNGE/DINER
- FITTED KITCHEN
- CONSERVATORY/SUN LOUNGE
- GF SHOWER/CLOAKROOM
- TWO DOUBLE BEDROOMS WITH FITTED WARDROBES
- LIGHT AIRY BATHROOM
- GARAGE
- FREEHOLD, EPC RATING 'C', COUNCIL TAX 'D' MAINTENANCE £3570.02 PA



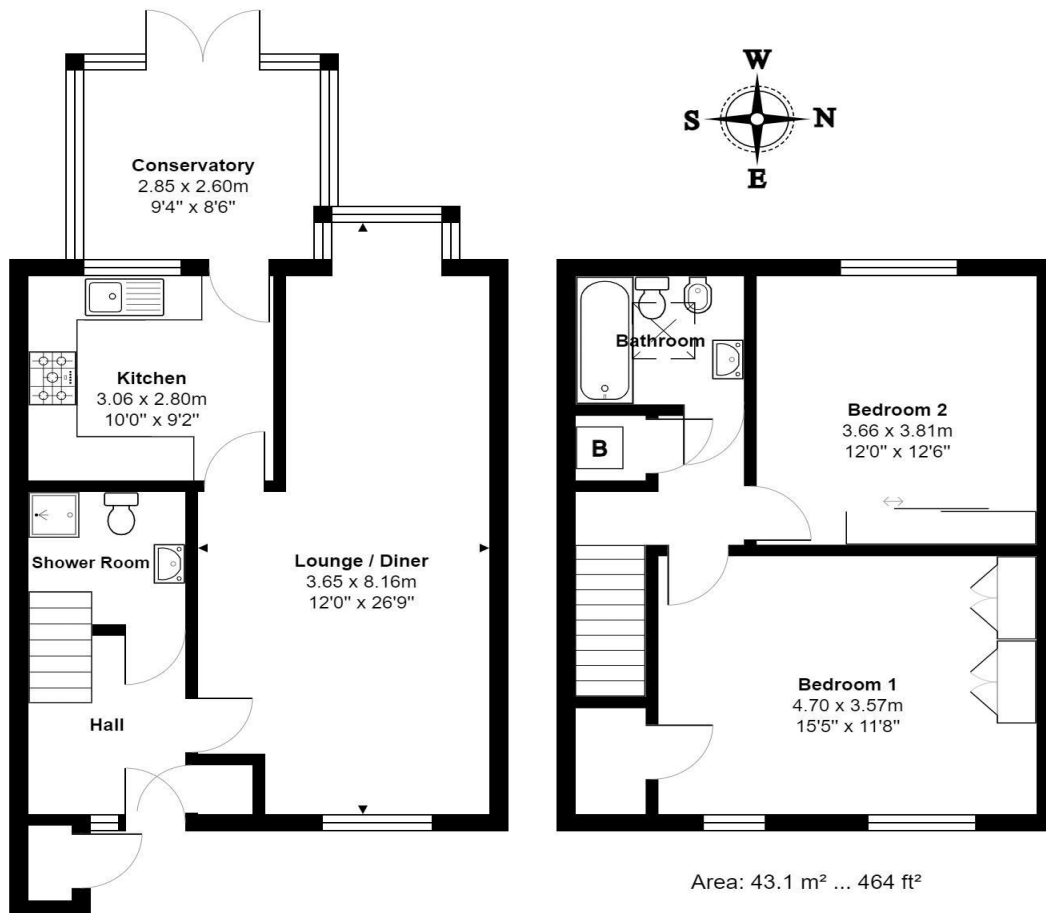
46 COURVILLE CLOSE
ALVESTON
BRISTOL
BS35 3RR

£299,950

Situated on this sought after Retirement complex is this two bedroomed property in one of the best locations overlooking the communal pond with a west facing rear garden. The property offers fitted kitchen, lounge/diner, sun room/conservatory, ground floor shower room/cloakroom, two double bedrooms with fitted wardrobes, light and airy bathroom, gas central heating and double glazing. Garage with electric up and over door and enclosed rear garden. No chain. EPC Rating 'C' Council Tax 'D' Freehold with Maintenance charge of £3570.02 pa

ALVESTON AND RUDGEWAY

Situated just off the A38, Alveston and Rudgeway have a population of around 3000. Developed around the old village, mainly in the 1960's and 1970's, Alveston has a small arcade of shops including an award winning butcher, a greengrocer, pharmacy and general store, as well as an 8 til late convenience store located elsewhere in the village and a Post Office. There are two pubs in Alveston and Rudgeway and the village also has a primary school and a secondary school, church and village hall.



Area: 53.3 m² ... 573 ft²



Energy performance certificate (EPC)

46 Courville Close Alveston BRISTOL BS35 3RR	Energy rating C	Valid until: 10 August 2033
		Certificate number: 9495-3029-0208-7317-3204

Property type

Mid-terrace house

Total floor area

84 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

PLEASE NOTE

Bonds of Thornbury have not tested any apparatus, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Before making a viewing on any of our properties please let us know if there are any material issues that would affect your decision to purchase any property.

All photographs are for information purposes only and contents are not included as part of the sale.



14 The Plain, Thornbury, Bristol. BS35 2BD
Email: enquiries@bondsofthornbury.co.uk
www.bondsofthornbury.co.uk

