

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- LIGHT AND AIRY EXTENDED SEMI
- VERY LARGE GARDEN
- GARAGE AND AMPLE PARKING
- LOUNGE
- KITCHEN/DINING/LIVING AREA
- UTILITY AND CLOAKROOM
- MASTER BEDROOM AND EN SUITE
- THREE FURTHER BEDROOMS
- CENTRAL HEATING, DOUBLE GLAZING, SOLAR PANELS, BATTERY AND ELECTRIC CAR CHARGER
- COUNCIL TAX 'D' EPC 'C' FREEHOLD

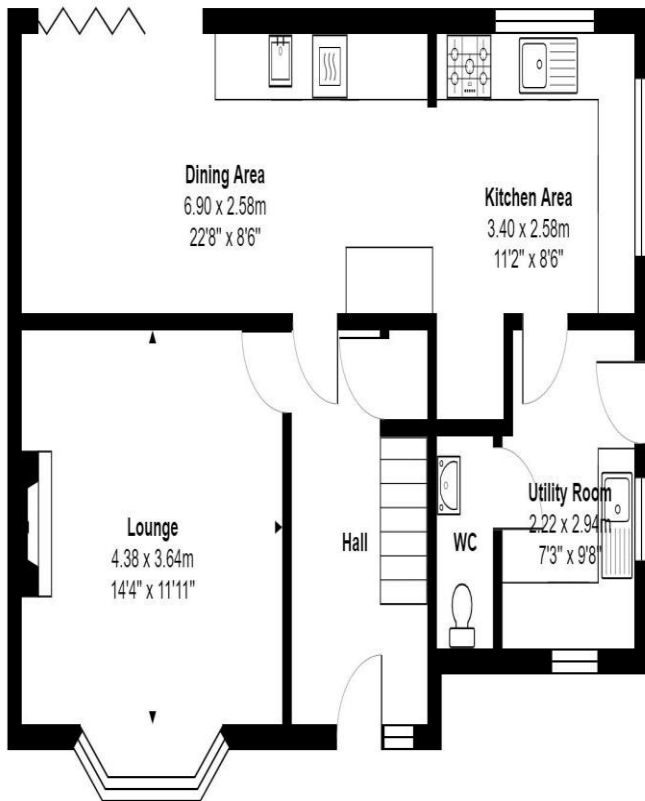


**GREENSTED
HAW LANE
OLVESTON
BS35 4EG**

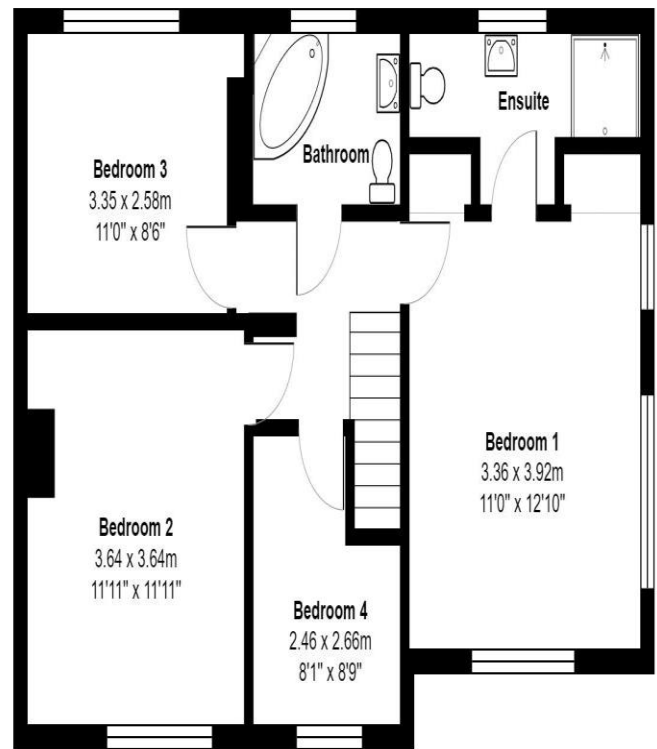
GUIDE PRICE £630,000

Situated in the highly sought after village of Olveston is this well Extended Family Home. The light airy accommodation comprises, Kitchen/Dining/Living Room across the back, Utility, Cloakroom, Lounge, Master Bedroom with En Suite, Three Further Bedrooms, Garage, Long Driveway, and set in a large sunny garden. Solar Panels, Battery and Electric Car Charger, Double Glazed, Central Heating. Highly Recommended. Freehold, Council Tax 'D', EPC Rating 'C'

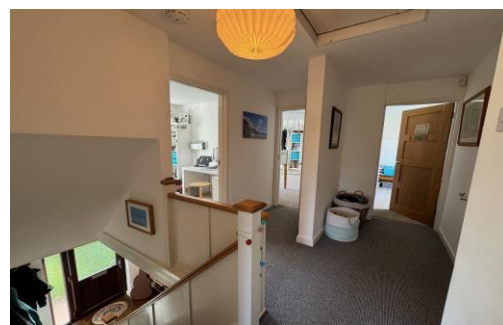
OLVESTON, TOCKINGTON AND OLD DOWN These three villages, with a combined population of approximately 2000, remain amongst the most popular villages in our area. In Olveston, there are several village shops including a baker, general store and a post office and there are pubs in each of the villages. There is also a village school in Olveston as well as a highly regarded public school, Tockington Manor School, on the edge of Tockington



Area: 64.2 m² ... 691 ft²



Area: 62.9 m² ... 677 ft²



Energy performance certificate (EPC)

Greensted Haw Lane Olveston BRISTOL BS35 4EG	Energy rating C	Valid until: 14 April 2026
		Certificate number: 8576-7024-4990-0485-1996

Property type	Semi-detached house
Total floor area	92 square metres

Rules on letting this property

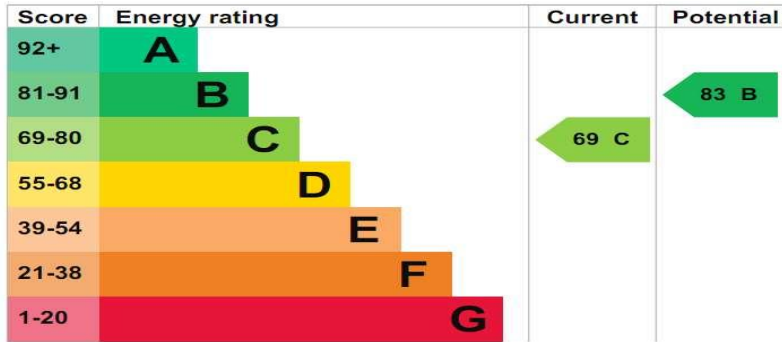
Properties can be let if they have an energy rating from A to E.

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 energy rating is C. It has the potential to be B.

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



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/8576-7024-4990-0485-1996>

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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.



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