

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- IMMACULATE LIGHT AIRY HOME
- OVERLOOKING GREEN AREA
- FITTED KITCHEN
- LOUNGE/DINER
- THREE BEDROOMS
- FAMILY BATHROOM
- GARAGE WITH POWER AND LIGHT
- OPEN PLAN FRONT GARDEN
- ENCLOSED REAR GARDEN
- FREEHOLD EPC 'C' COUNCIL TAX 'B'

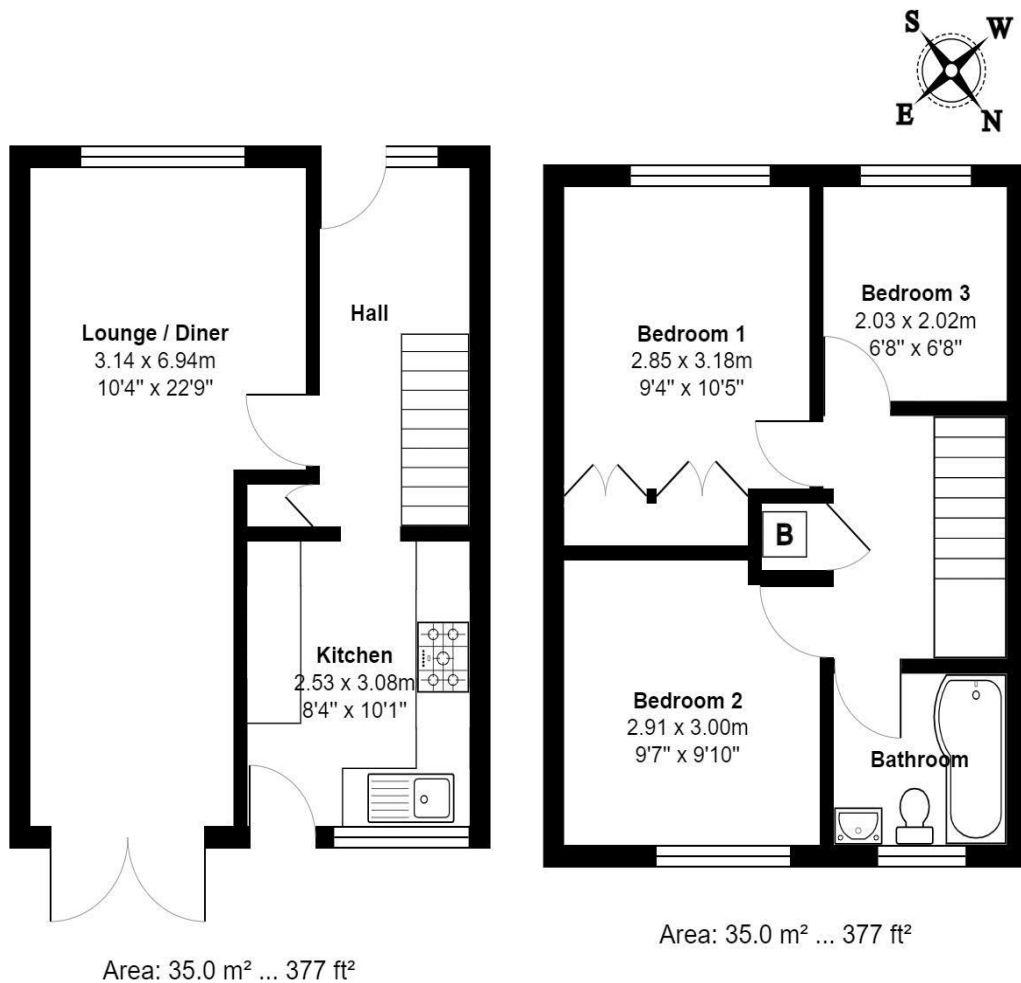


2 RUSSET CLOSE
OLVESTON
BRISTOL
BS35 4EE

£285,000

Situated in the much sought after village of Olveston is this immaculate home within walking distance of all its amenities. The property has an open plan front garden overlooking Green Space and down towards the village and the accommodation includes Lounge/Diner, Fitted Kitchen, Three Bedrooms, Bathroom. Garage with power, Power Socket for Caravan, Parking Space and Enclosed Rear Garden . Recommended. EPC 'C' Council Tax 'B' Freehold

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.





Energy performance certificate (EPC)

2 Russat Close Olveston BRISTOL BS35 4EE	Energy rating C	Valid until: 29 April 2034
		Certificate number: 3234-9524-2300-0270-7276

Property type	Mid-terrace house
Total floor area	70 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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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