

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- DETACHED EXTENDED FAMILY HOME
- APPROXIMATELY 1/3 ACRE GARDEN
- IN NEED OF UPDATING
- TWO RECEPTIONS AND FOUR BEDROOMS
- KITCHEN AND UTILITY ROOM
- BATHROOM AND EN SUITE SHOWER
- WORKSHOP, GARAGE AND PARKING
- GAS C.H. AND MAINS DRAINAGE
- GOOD ACCESS TO COMMUNICATION LINKS
- EPC 'E' COUNCIL TAX 'F' FREEHOLD
- NO CHAIN



10 OVER LANE
ALMONDSBURY
BRISTOL
BS32 4BP

GUIDE PRICE £800,000

A rare opportunity to purchase this much loved family home with views across the Severn Estuary with very large well stocked gardens of approximately one third of an acre. The cared for accommodation was extended by the present family and is in need of its new chapter, consisting of two receptions, kitchen, utility room, cloakroom and three double bedrooms one with shower area and a fourth single bedroom plus family bathroom. The property stands in its own grounds mainly to the rear with integral workshop and has a garage plus parking to the front. Gas central heating and mains drainage. EPC 'E', Council Tax 'F' and Freehold. NO CHAIN

ALMONDSBURY AND LOWER ALMONDSBURY Running along both sides of the A38 and then dropping down the hill into the village of Lower Almondsbury, the combined population of these two villages is approximately 4700. Lower Almondsbury is where the local village school is located and there is also a health centre, a dentist and a church in the lower village. The area is served by a very busy community shop and there are two pubs, The Bowl in Lower Almondsbury and The Swan in the upper village.





Energy performance certificate (EPC)

10 Over Lane Almondsbury BRISTOL BS32 4BP	Energy rating E	Valid until: 20 March 2033
		Certificate number: 0276-0200-5907-0054-0404

Property type

Detached house

Total floor area

134 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 efficiency rating for this property

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

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

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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