

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- OVERLOOKING GREEN SPACE
- GARDENS TO FRONT AND REAR
- MID TERRACE
- LOUNGE AND DINING AREA
- KITCHEN
- THREE BEDROOMS
- BATHROOM
- TWO SHEDS WITH POWER AND LIGHT
- FREEHOLD COUNCIL TAX BAND 'B'
- EPC RATING 'F'
- NO CHAIN}

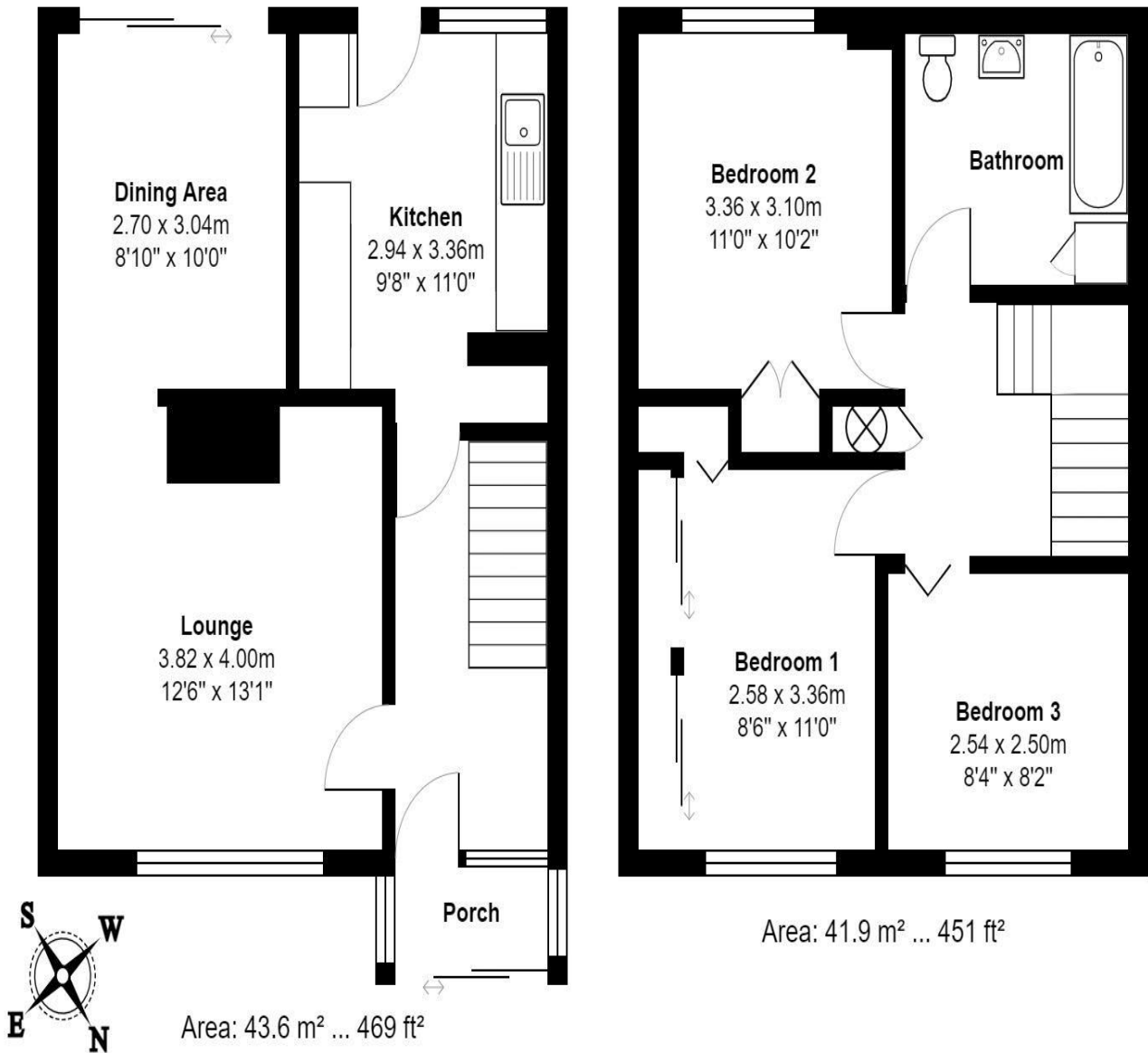


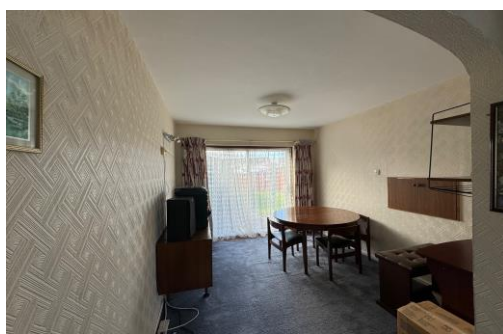
2 LADDEN COURT
THORNBURY
BRISTOL
BS35 2DQ

GUIDE PRICE £230,000

Situated in the heart of Thornbury is this three bedroomed mid terrace in need up heating and updating with super views out to the front and enclosed rear garden. The accommodation offers, lounge, dining area, kitchen and bathroom. Garden to the front and rear. The two sheds have power and light, the loft is boarded and there is a water meter. NO CHAIN. Freehold. EPC Rating 'F' Council Tax 'B'

THORNBURY With an estimated population of approximately 15,000, Thornbury has everything you might hope for in a town of this size. A pretty High Street has a variety of shops combining national names and local independent stores, and these extend through into a small shopping arcade. There are two supermarkets, a library, golf course, tennis courts and a large leisure centre with swimming and diving pools. Schooling is provided by five primary schools and Thornbury Castle School provides secondary education. There are also two schools specifically for those children with special needs. Thornbury also benefits from a number of great eateries, from pubs to cafes and cafes to fine dining restaurants.





Energy performance certificate (EPC)

2 Ladden Court Thornbury BRISTOL BS35 2DQ	Energy rating F	Valid until: 3 April 2034
		Certificate number: 0747-3036-5204-6834-6200

Property type Mid-terrace house

Total floor area 84 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. 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).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. 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		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	32 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:

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.