

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- WALKING DISTANCE OF SCHOOLS AND TOWN
- EXTENDED CHALET SEMI DETACHED
- OPEN PLAN KITCHEN/DINING/LIVING/OFFICE AREA
- SEPERATE LOUNGE
- GROUND FLOOR BEDROOM AND BATHROOM
- THREE DOUBLE BEDROOMS UPSTAIRS
- SHOWER ROOM
- GARAGE WITH OFFICE WITHIN
- DRIVEWAY
- ENCLOSED PRIVATE REAR GARDEN
- COUNCIL TAX 'C' EPC RATING 'C' FREEHOLD

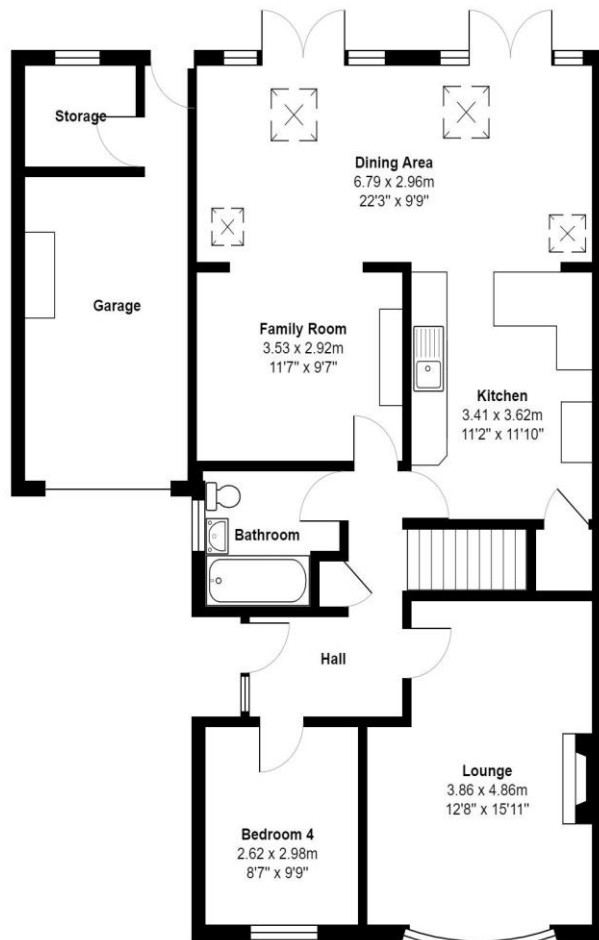


17 DEAN AVENUE
THORNBURY
BRISTOL
BS35 1JJ

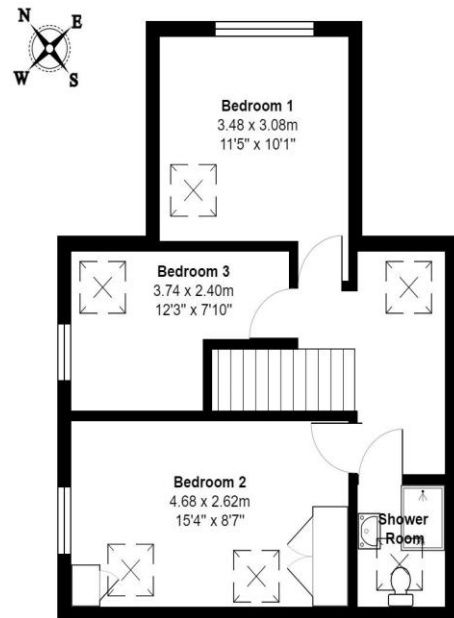
GUIDE PRICE £500,000

Situated on the Castle Side of Thornbury within walking distance of schools and bus stops is this superb Extended Chalet Style Semi Detached. The adaptable accommodation includes Ground Floor Bedroom and Family Bathroom, Open Plan Kitchen/Dining/Living/Office Area plus Separate Large Lounge. On the First floor are Three Double Bedrooms and Shower Room. Attached Garage with Office Within. Driveway. Enclosed Rear Garden with Large Patio running the width of the property. Highly Recommended.. Council Tax Band 'C' EPC 'C' Freehold

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.



Area: 106.0 m² ... 1140 ft²



Area: 44.9 m² ... 483 ft²



17 Dean Avenue Thornbury BRISTOL BS35 1JJ	Energy rating	Valid until: 24 June 2034
	C	Certificate number: 0360-2604-2360-2324-8915

Property type	Semi-detached house
Total floor area	126 square metres

Rules on letting this property

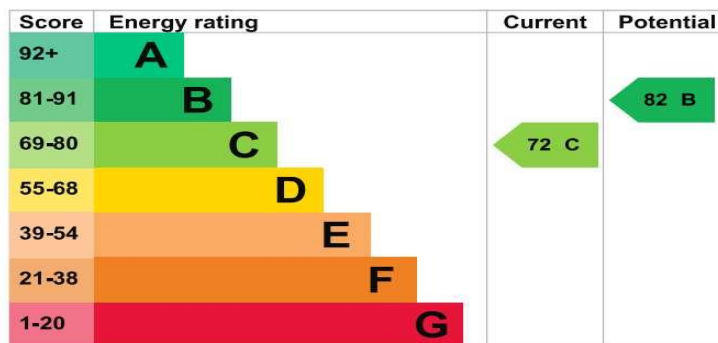
Properties can be let if they have an energy rating from A to E.

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

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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