

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

Proprietor: Rowena Moncrieffe
Tel No: 01454 858007



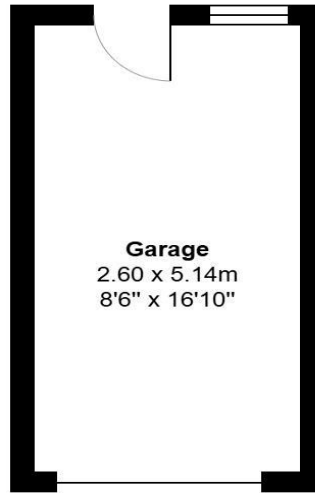
- A DETACHED HOME
- SITUATED IN SOUGHT AFTER LOCATION
- WITH EASY ACCESS TO M4 AND M5 MOTORWAYS
- LOUNGE
- KITCHEN/DINER
- THREE BEDROOMS AND BATHROOM
- GARDENS AND GARAGE WITH PARKING FOR TWO CARS
- EPC - C
- COUNCIL TAX - D. FREEHOLD



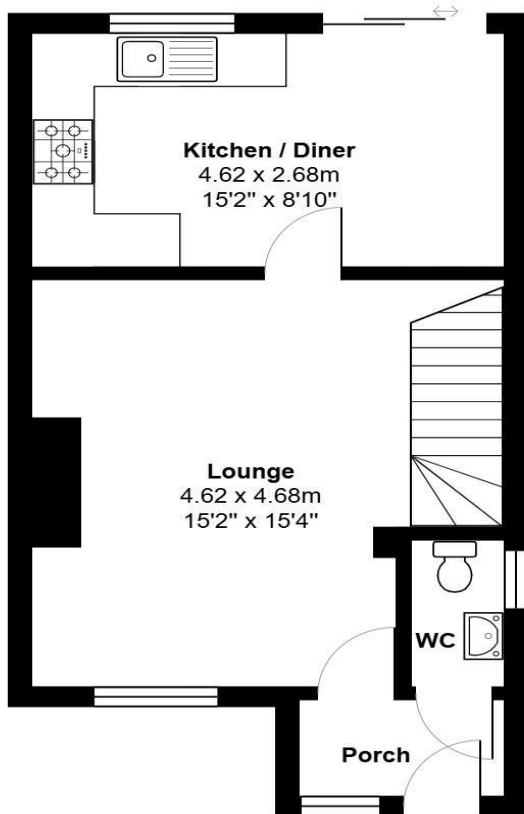
112 CAMPION DRIVE
BRADLEY STOKE
BRISTOL
BS32 0BH

OFFERS IN EXCESS OF
£400,000

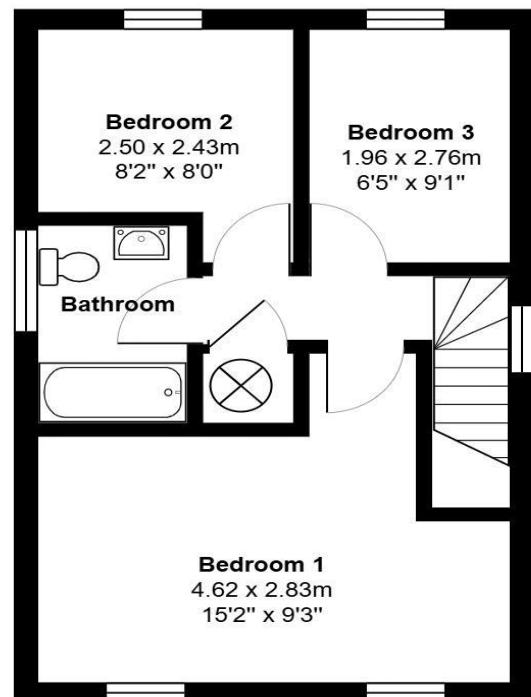
REDUCED AS FOUND A PROPERTY -Situated in an enviable position in this sought after location close to Woodland walks and local schools this detached house is the ideal purchase. Located in the north of Bradley Stoke, with easy access to the M4 and M5 motorways and the shopping mall at Cribbs Causeway. The property comprises of a lounge, kitchen/diner, downstairs cloakroom, three bedrooms and bathroom. Further benefits include gas central heating, double glazing, garden, garage and parking for two large cars. EPC 'C', Council Tax Band 'D'. Freehold.



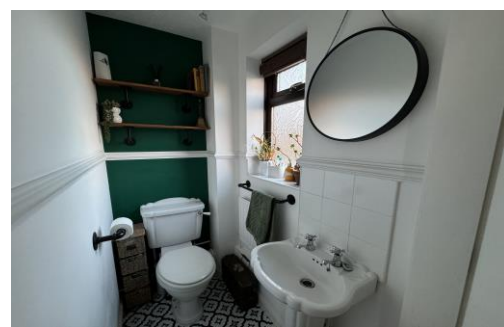
Area: 13.4 m² ... 144 ft²



Area: 37.3 m² ... 401 ft²



Area: 34.7 m² ... 374 ft²



Energy performance certificate (EPC)

112 Camplon Drive Bradley Stoke BRISTOL BS32 0BH	Energy rating	Valid until:	24 November 2034
	C	Certificate number:	6334-9429-6409-0072-4226

Property type	Detached house
Total floor area	69 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		85 B
69-80	C	69 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

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.



14 The Plain, Thornbury, Bristol. BS35 2BD
Email: enquiries@bondsofthornbury.co.uk
www.bondsofthornbury.co.uk

