

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- DETACHED PERIOD HOME WITH ACREAGE
- CENTRAL VILLAGE LOCATION
- FOUR/FIVE RECEPTIONS
- FOUR/FIVE BEDROOMS
- LARGE KITCHEN/DINER
- DOUBLE GARAGE PLUS WORKSHOP
- FAMILY AND VEGETABLE GARDEN
- STABLING AND PADDOCK
- UPGRADING REQUIRED
- COUNCIL TAX 'F' EPC 'F' FREEHOLD - MAINS DRAINAGE
- RECOMMENDED

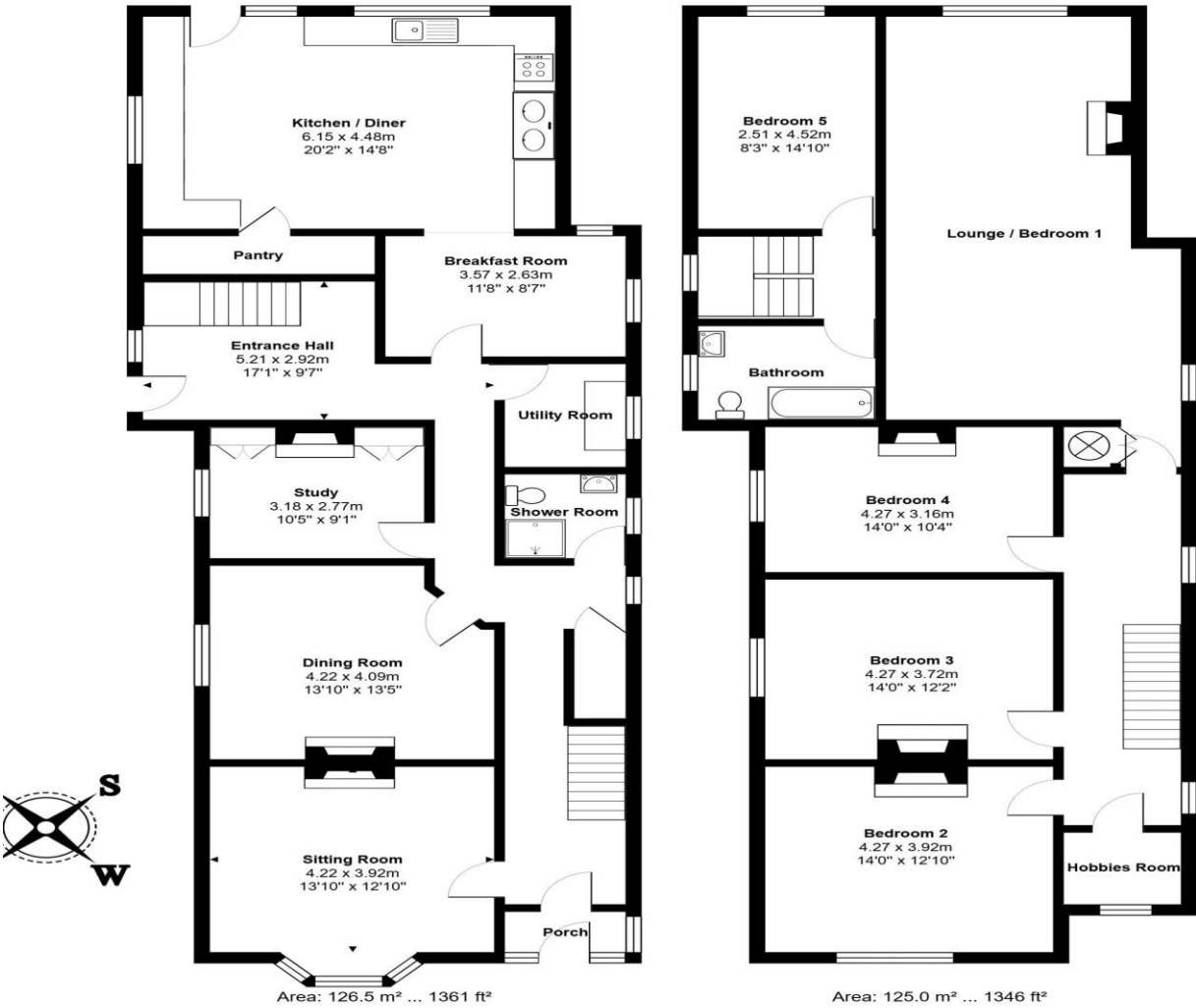


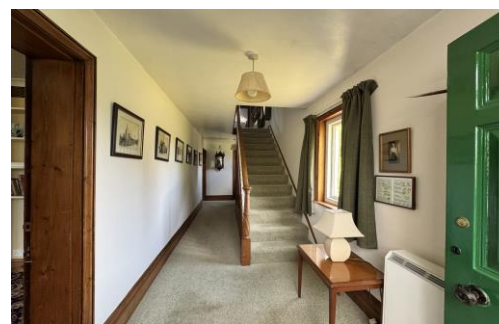
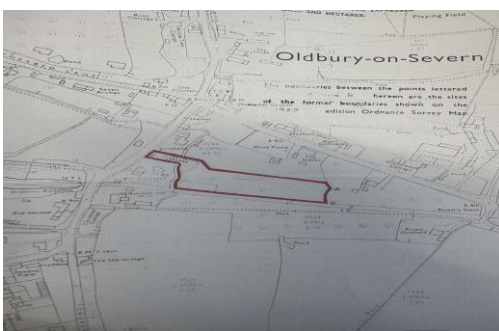
GREENWOOD HOUSE
CHURCH ROAD
OLDBURY-ON-SEVERN
BS35 1QA

GUIDE PRICE £895,000

Situated in the middle of this highly sought after village is this individual Family home, ready for its next enthusiastic Family to update it, with large Family Gardens plus Paddocks and Stabling. The Flexible Accommodation has large Kitchen/Diner, Breakfast Room, Three more Ground Floor Receptions, Music/Living Room/ Bedroom 1 on the First Floor plus Four more Double Bedrooms etc. The Outside offers plenty of variety for the 'Good Life' with Large Double Garage/Workshop, Stabling and Paddock beyond the formal gardens. Viewing Recommended. Council Tax 'F', EPC 'F' Freehold

OLDBURY ON SEVERN AND LITTLETON With a population of approximately 800, Oldbury on Severn and Littleton continue to be two of the most sought after villages in our area. With a popular pub The Anchor in the centre of Oldbury on Severn, the recent opening of the community village shop and café has added yet another level to the sense of community. There is a small village primary school and the local church of St Arildas, sitting on the top of the hill can be seen for miles around. Littleton has its own pub The White Hart which is popular with locals and visitors alike.





Energy performance certificate (EPC)

Greenwood House Church Road Oldbury-On-Severn BRISTOL BS35 1QA	Energy rating F	Valid until: 14 May 2035
		Certificate number: 6835-5325-5500-0344-0296

Property type	Detached house
Total floor area	248 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	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.