

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- INDIVIDUAL DETACHED BUNGALOW
- QUIET CUL DE SAC
- SOUTH FACING WALLED GARDEN
- TWO/THREE BEDROOMS
- VAULTED CEILING LIVING ROOM
- DINING AREA
- GALLEY KITCHEN AND UTILITY ROOM
- WELL APPOINTED SHOWER ROOM
- GARAGE WITH ELECTRIC ROLLER DOOR WITH MEZZANINE STORAGE ABOVE
- DRIVEWAY
- EPC 'D' COUNCIL TAX 'D' FREEHOLD NO CHAIN



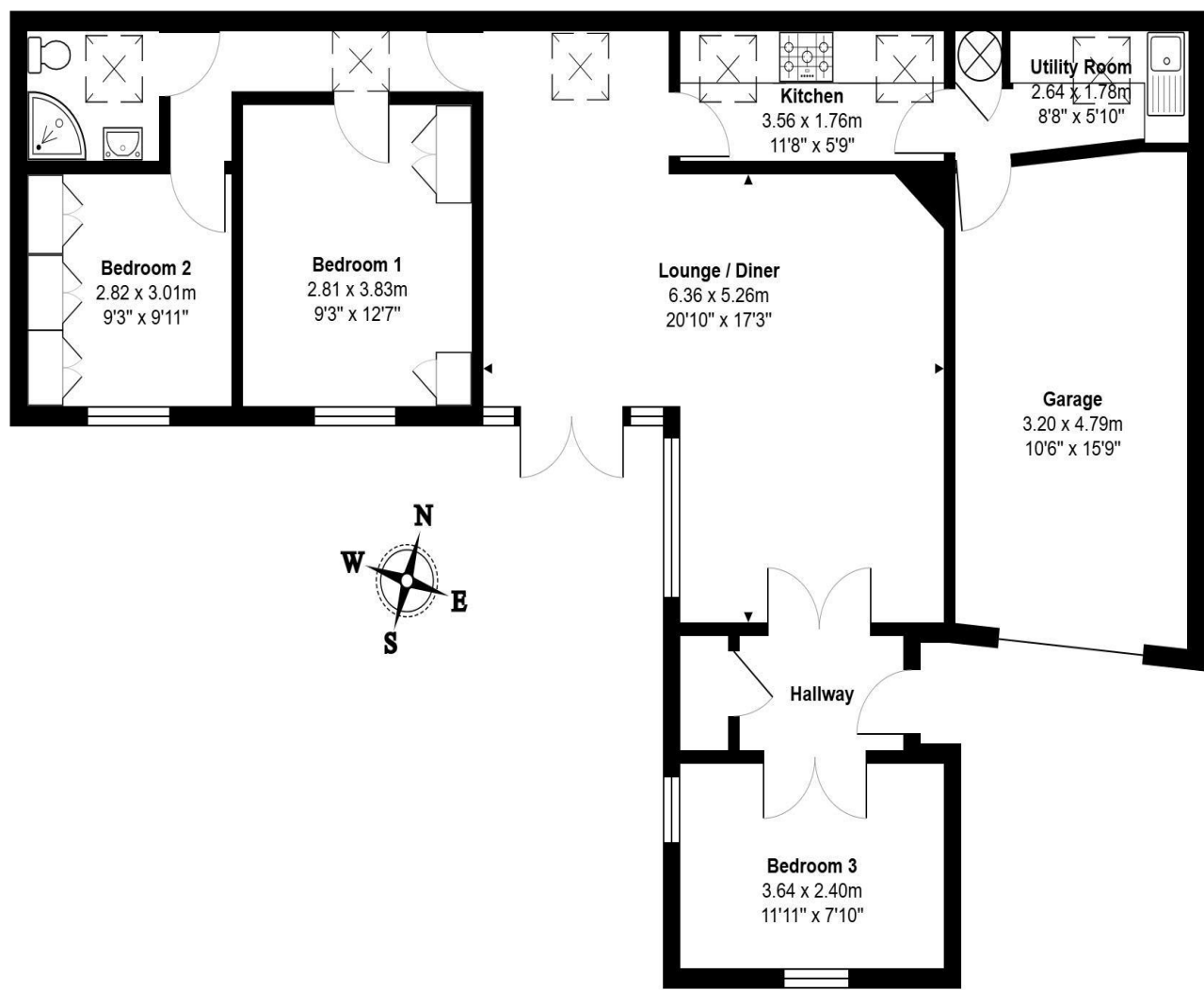
ENIGMA
19A GREENHILL GARDENS
ALVESTON
BS35 3PD

GUIDE PRICE £425,000

An Individual Detached Bungalow situated at the end of a quiet Cul de Sac and within walking distance of the Local Shops. The Stylish Accommodation is flexible and at present offers Lounge with Vaulted ceiling, Dining Area, Galley Kitchen, Utility, Study/Bedroom3, Two further Bedrooms, Shower Room and Garage with Mezzanine storage and Electric roller door plus parking in front. The Sunny Manageable Garden lies behind a high brick wall making it very Private and has a path around to the side and rear for maintenance. NO CHAIN. EPC 'D' Council Tax 'D' Freehold

ALVESTON AND RUDGEWAY Situated just off the A38, Alveston and Rudgeway have a population of around 3000. Developed around the old village, mainly in the 1960's and 1970's, Alveston has a small arcade of shops including an award winning butcher, a greengrocer, pharmacy and general store, as well as an 8 til late convenience store located elsewhere in the village and a Post Office. There are two pubs in Alveston and Rudgeway and the village also has a primary school and a secondary school, church and village hall.

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, The Mundy Playing fields, 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: 102.6 m² ... 1105 ft²



Energy performance certificate (EPC)

19a Greenhill Gardens Alveston BRISTOL BS35 3PD	Energy rating D	Valid until: 3 August 2035
		Certificate number: 4035-3328-5500-0069-3202

Property type Detached bungalow

Total floor area 82 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 D. It has the potential to be D.

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

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.