

# BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- INDIVIDUAL EXTENDED DETACHED FAMILY HOME
- TWO/THREE RECEPTIONS
- LARGE KITCHEN/DINER
- UTILITY WITH SHOWER FACILITIES
- THREE DOUBLE BEDROOMS, OFFICE SPACE ON FF
- MASTER BEDROOM WITH EN SUITE ON SF
- FURTHER DOUBLE BEDROOM ON SF
- GARDENS FACING THE RIVER SEVERN
- GARAGE AND DRIVEWAY
- COUNCIL TAX 'F' EPC 'C' FREEHOLD
- CHAIN ABOVE COMPLETE



57 GLOUCESTER ROAD  
ALMONDSBURY  
BRISTOL  
BS32 4HH

GUIDE PRICE £899,950

Situated just off the A38 down a small lane, overlooking the River Severn, is this Individual Detached Family home which has been extended and improved by the Present Owners. The Flexible accommodation includes Kitchen/Dining Area, Large Lounge, Playroom (Bedroom 6) Utility room with Shower Facilities, Three Double Bedrooms, one with En Suite and Family Bathroom on the First Floor plus Master Bedroom with En Suite Shower and Bath and Further Double Bedroom on the Second Floor. Garage, Electric charging point and Gardens mainly to the Rear of the property. Bus Stop nearby for Commuters and Teenagers!! Council Tax 'F' EPC 'C' Freehold TOP OF CHAIN COMPLETE AND READY TO GO...

**ALMONDSBURY AND LOWER ALMONDSBURY** Running along both sides of the A38 and then dropping down the hill into the village of Lower Almondsbury, the combined population of these two villages is approximately 4700. Lower Almondsbury is where the local village school is located and there is also a health centre, a dentist and a church in the lower village. The area is served by a very busy community shop and there are two pubs, The Bowl in Lower Almondsbury and The Swan in the upper village.





# Energy performance certificate (EPC)

57 Gloucester Road Almondsbury BRISTOL BS32 4HH	Energy rating	Valid until: <b>24 September 2035</b>
	<b>C</b>	Certificate number: <b>0390-2064-7510-2925-8441</b>

Property type	Detached house
Total floor area	227 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 C.

[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.



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