

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- FOUR BEDROOM DETACHED HOUSE
- THREE RECEPTIONS
- KITCHEN
- CLOAKROOM
- REFITTED SHOWER ROOM
- DOUBLE GARAGE
- PARKING
- NO CHAIN
- CLOSE TO SCHOOLS
- BOILER 2019 CAVITY WALL AND OLDER DOUBLE GLAZING
- FREEHOLD COUNCIL TAX 'E' EPC 'D'

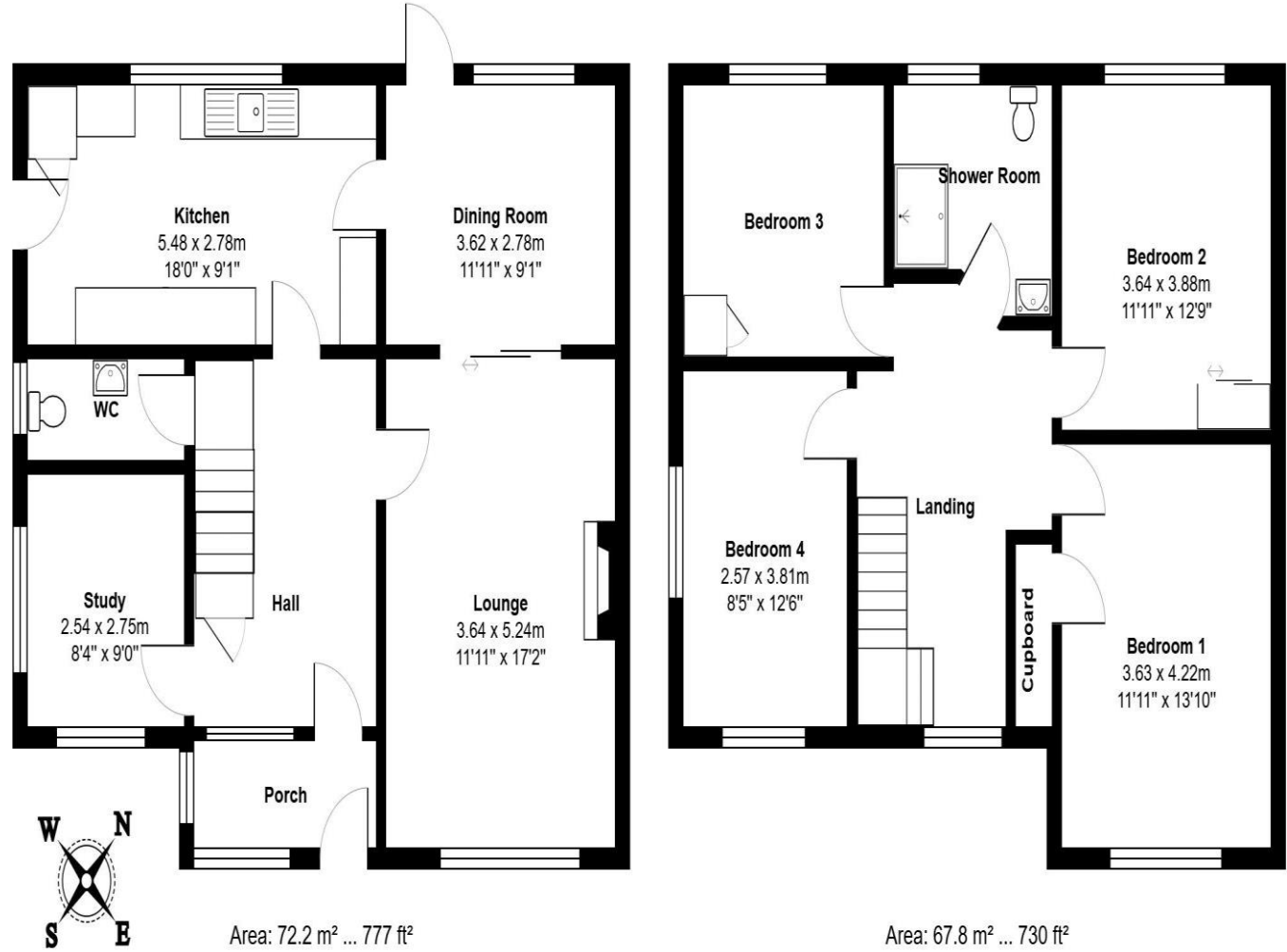


24 PITTVILLE CLOSE
THORNBURY
BRISTOL
BS35 1SE

GUIDE PRICE £490,000

Situated in a small cul de sac within walking distance of local schools is this spacious Detached Family Home - ready for its next family to start afresh. The property offers Front Porch, Three Receptions, Kitchen, Cloakroom, Four Good Bedrooms and Refitted Shower Room (Previously bathroom). Gardens to the front and rear and side. There is a Double Garage, Parking and Gas central heating, Cavity wall insulation and older Double Glazing. NO ONWARD CHAIN Council Tax Band 'E' EPC 'D' 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, 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.





Energy performance certificate (EPC)

24 Pittville Close Thornbury BRISTOL BS35 1SE	Energy rating D	Valid until: 25 June 2035
		Certificate number: 3200-0161-0422-8529-3653

Property type

Detached house

Total floor area

136 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 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.