

31a Gloucester Road, Thornbury,
BS35 1DJ

£1,300 PCM



Well presented two bedroom detached home within walking distance of Thornbury town centre. Accommodation comprises entrance hall with ample storage, kitchen with appliances, living room, two bedrooms with built in wardrobes, and shower room. Further benefits include detached garage and ample parking, lawned garden and gas central heating. Deposit: £1500.00. Tax Band C. Energy Rating C.

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propertymark

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Situation

The property is situated within walking distance of the thriving town centre of Thornbury just North of Bristol, which has a busy High Street with a good range of retailers, bank, building society, chemist, restaurants and a choice of supermarkets. The town has both primary and secondary schooling and is well placed for access to the A38 and adjoining M5/M4 motorway network.

Accommodation

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

Entrance Hall

Vinyl flooring, radiator, double glazed front door, understair storage area measuring 3.2m x 1.7m.

Kitchen 4.72 x 2.17 (15'6" x 7'1")

Range of grey wall and base units, laminate work surface, built in double oven, gas hob, under counter fridge/freezer, washing machine, breakfast bar, stainless steel sink, gas boiler, vinyl flooring, radiator, double glazed windows to front and side, double glazed door to outside.

Living Room 3.49 x 4.72 (extending to 5.80) (11'5" x 15'6" (extending to 19'0"))

Carpeted flooring, two radiators, double glazed bay window.

Stairs to First Floor Landing

Carpeted flooring, storage cupboard on top landing with radiator.

Shower Room 2.30 x 1.71 (7'7" x 5'7")

White suite comprising of shower cubicle, wc, wash basin, part tiled walls, vinyl flooring, radiator, double glazed window.

Bedroom One 4.03 x 3.50 (13'3" x 11'6")

Carpeted flooring, radiator, double glazed window, two skylights, built in wardrobes with mirrored fronts and hanging rails, sloped ceilings.

Bedroom Two 4.05 x 2.20 (13'3" x 7'3")

Carpeted flooring, radiator, double glazed window, skylight, built in wardrobes with mirrored fronts and hanging rails, sloped ceilings.

Externally

Detached garage, driveway with parking for several vehicles, lawn to front and rear.

Agents Note

Available Date: 1st July 2024

Minimum Tenancy Length: 12 Months

Deposit: £1500.00

Council Tax Band: C

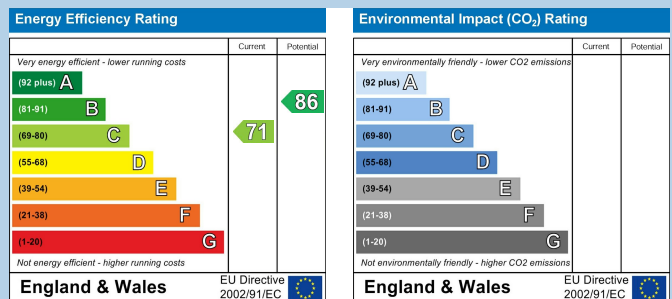
Energy Rating: C

Unfurnished

Utilities: Mains Gas, Electric, Water and Sewerage are connected.

Standard Meters for Gas, Electric and Water
Broadband: Asymmetric Digital Subscriber Line (ADSL)

For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information



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