HUNTERS®

HERE TO GET *you* THERE



Oakleaze Road

Thornbury, Bristol, BS35 2LG

£425,000

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Council Tax: D





1 Oakleaze Road

Thornbury, Bristol, BS35 2LG

£425,000





Introduction
Occupying a prominent corner position backing onto a small park, this delightful house represents an excellent opportunity for families and individuals alike. Flexible and versatile in arrangement, the well presented and spacious accommodation is tastefully appointed to incorporate both gas central heating and uPVC double glazing, whilst in the garden the original garage has been converted to create a useful home office/studio. One of the standout features of this property is the generous parking space, accommodating up to four vehicles, which is a rare find in this area. This added convenience makes it an ideal choice for those with multiple cars or visiting guests. Thornbury is known for its friendly community and excellent local amenities, including shops, schools, and parks, making it a desirable location for families. In summary, this house on Oakleaze Road is a wonderful opportunity for anyone seeking a comfortable and spacious home in a vibrant community. With its appealing features and prime location, it is sure to attract interest from prospective buyers and renters alike. NO CHAIN!

Entrance
Via obscure double glazed front door to

Porch
uPVC double glazed windows overlooking the front garden with obscure uPVC double glazed front door opening to

Hallway
Staircase rising to first floor with useful storage cupboard under. Radiator

Cloakroom
W.C, wash hand basin and heated towel rail

Study
8'2" x 7'2" (2.49m x 2.20m)
uPVC double glazed window to front. Radiator

Living Room
23'9" (max) x 10'10" (max) (7.25m (max) x 3.31m (max))
Large open plan area split by archway and configured as follows;

Lounge area
12'10" x 10'10" (3.93m x 3.31m)
uPVC double glazed window to front, feature living flame gas fire with stone hearth, coved ceiling and radiator. Archway through to

Dining area
9'1" x 10'5" (2.79m x 3.19m)
uPVC double glazed window to rear. Double glazed door opening to conservatory and radiator

Conservatory
9'1" x 7'6" (2.78m x 2.30m)
uPVC double glazed windows overlooking rear garden with French doors opening out

Kitchen/B'fast Room
16'3" x 10'11" (4.97m x 3.34m)
uPVC double glazed window to front. Range of floor and wall units with contrasting work surfaces incorporating stainless steel sink unit. Integral oven and 4 ring hob with extractor hood over. Plumbed for washing machine. Radiator

Rear Porch
uPVC double glazed structure with double glazed door opening to the rear

Landing
uPVC double glazed window to side, access to loft

Bathroom
8'2" x 7'3" (2.50m x 2.23m)
uPVC double glazed windows to side and rear with W.C, vanity unit incorporating wash hand basin and tiled shower enclosure with extractor fan. Radiator

Bedroom 1
13'4" x 10'0" (4.07m x 3.07m)
uPVC double glazed window to front and radiator

Bedroom 2
10'8" x 10'1" (3.27m x 3.08m)
uPVC double glazed window to rear, airing cupboard housing gas central heating boiler. Radiator

Bedroom 3
10'0" x 7'2" (3.05m x 2.20m)
uPVC double glazed window to front with built in shelving. Radiator

Home Office/Workshop
Converted former detached garage that has been insulated and fitted with water, power and light. It has been split into two separate rooms;
ROOM 1; 2.74m x 2.73m uPVC double glazed window to front and double glazed window to side.
ROOM 2 2.94m x 2.74m uPVC double glazed window to rear with double glazed door to side. Stainless steel sink unit, plumbed for washing machineand shelving

Front Garden
Generous established cottage garden incorporating numerous shrubs and bushes with herbaceous beds and borders

Rear Garden
Easy to manage low maintenance gravelled area with rose beds and bushes

Parking
Generous tarmac driveway providing off street parking for numerous vehicles

Anti Money Laundering
‘’Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute’s Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted’’

Material Information - Thornbury
Tenure Type; Freehold
Council Tax Banding; South Gloucestershire Band D






Road Map



Hybrid Map



Terrain Map



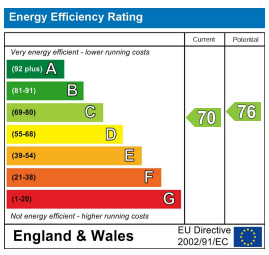
Floor Plan

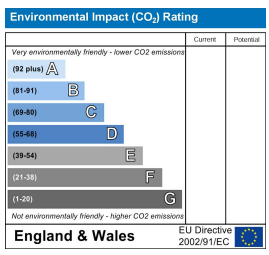


Viewing

Please contact our Hunters Thornbury Office on 01454 411522 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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