BONDS of THORNBURY

INDEPENDENT ESTATE AGENTS

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- RE-ROOFED IMMACULATE DETACHED BUNGALOW
- GARAGE WITH PARKING FOR THREE CARS
- LOVELY LARGE ENCLOSED PRIVATE GARDEN
- LARGE CONSERVATORY
- TWO RECEPTIONS
- FITTED KITCHEN PLUS UTILITY AND STORE
- THREE BEDROOMS
- FAMILY BATHROOM PLUS SHOWER CUBICLE
- NO CHAIN. RECOMMENDED
- EPC 'D' COUNCIL TAX 'E' FREEHOLD GROUND RENT BEING PURCHASED





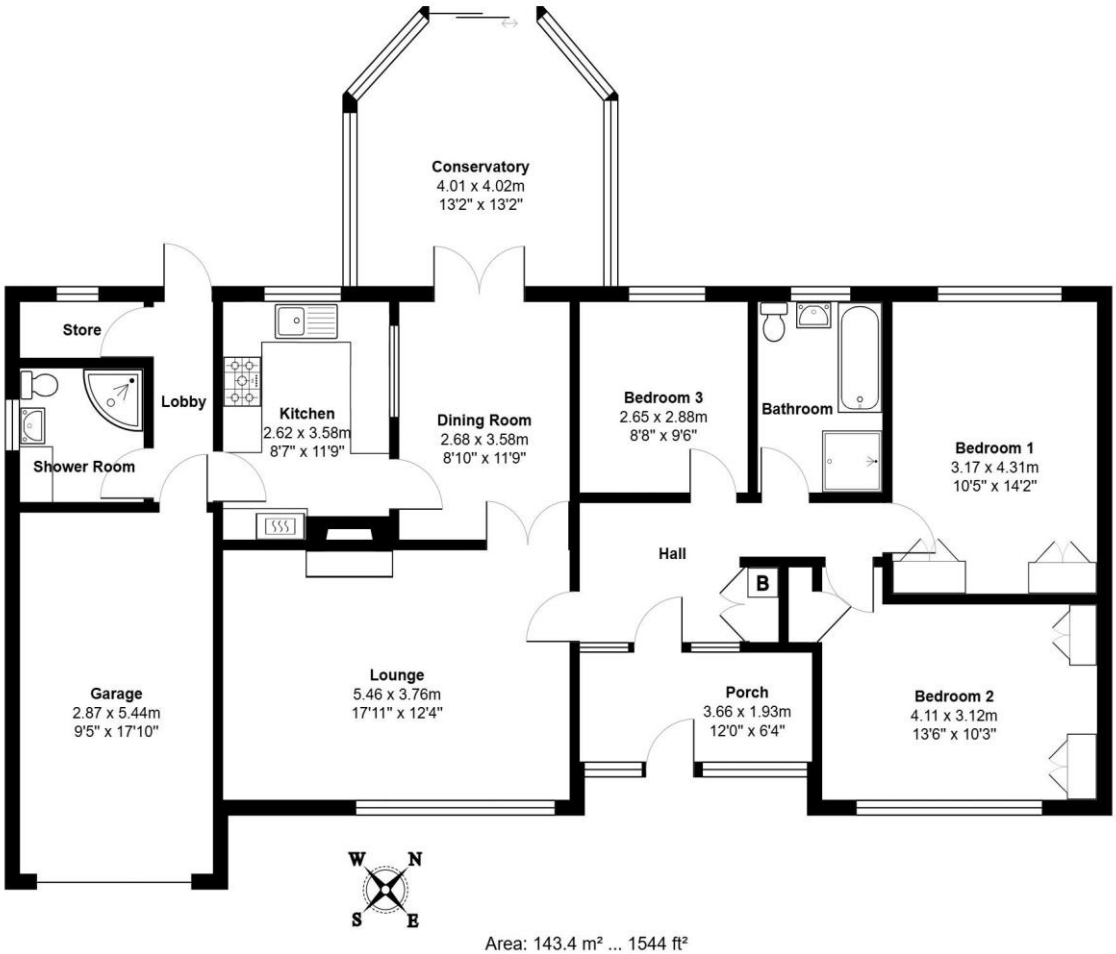


1 GREENWOOD DRIVE
ALVESTON
BRISTOL
BS35 3RH

OFFERS OVER £650,000

SITUATED IN THE PRESTIGIOUS WOLFRIDGE RIDE AREA IS THIS IMPROVED DETACHED BUNGALOW ON A LARGE PLOT. THE PROPERTY HAS RECENTLY BEEN REROOFED AND OFFERS FITTED KITCHEN, SHOWER ROOM/UTILITY, WALK IN STORE, DINING ROOM, LIVING ROOM, LARGE CONSERVATORY, THREE BEDROOMS, FAMILY BATHROOM ALSO WITH SHOWER CUBICLE. GARAGE WITH ELECTRIC DOOR AND PARKING FOR THREE VEHICLES. NO CHAIN. EPC 'D' COUNCIL TAX 'E' FREEEHOLD AND GROUND RENT BEING PURCHASED.

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, excellent cafe, 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. It is also very close to the local Sports Centre, Tennis Courts and Golf Club.



Area: 143.4 m² ... 1544 ft²














Energy performance certificate (EPC)

1 Greenwood Drive Alveston BRISTOL BS35 3RH	Energy rating **D**	Valid until:	**6 November 2036**
		Certificate number:	**0257-3968-4209-9016-1204**

Property type	Detached bungalow
Total floor area	105 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).

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.