

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- AN IMMACULATE WELL EXTENDED FAMILY HOME
- CLOSED TO ALL LOCAL AMENITIES
- LARGE 'L' SHAPED LOUNGE/DINER
- SUPER KITCHEN/DINER
- CLOAKROOM AND HALLWAY
- MASTER BEDROOM WITH WALK IN
- THREE FURTHER SPACIOUS BEDROOMS
- FAMILY BATHROOM
- LARGE INTEGRAL GARAGE WITH ELECTRIC DOOR AND CHARGING POINT AND DOUBLE DRIVEWAY
- ENCLOSED LANDSCAPED REAR

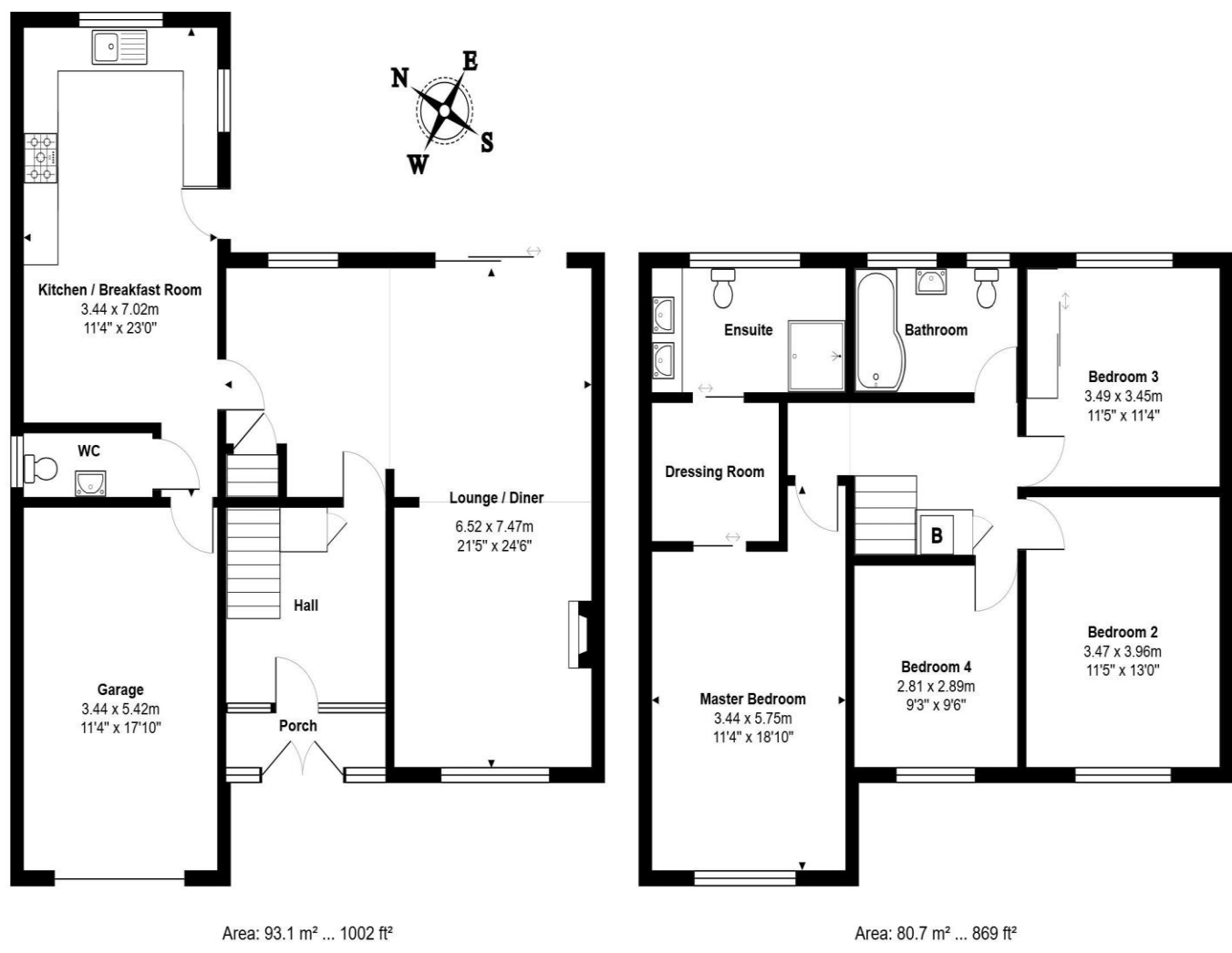


5 GREENHILL GARDENS
ALVESTON
BRISTOL
BS35 3PD

GUIDE PRICE £495,000

SITUATED IN A SMALL CUL DE SAC WITHIN WALKING DISTANCE OF LOCAL AMENITIES IS THIS WELL EXTENDED IMMACULATE HOME. THE MODERN INTERIOR OFFERS LARGE 'L' SHAPED LOUNGE/DINER, SUPER KITCHEN/DINING ROOM, ARRY HALLWAY, CLOAKROOM, MASTER BEDROOM WITH WALK IN DRESSING ROOM AND EN SUITE, THREE FURTHER SPACIOUS BEDROOMS, FAMILY BATHROOM. LARGE INTEGRAL GARAGE WITH ELECTRIC CHARGING POINT AND DOUBLE DRIVEWAY IN FRONT. ENCLOSED LANDSCAPED REAR GARDENS. FREEHOLD 'EPC'C' COUNCIL TAX 'D' HIGHLY RECOMMENDED

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, 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. **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)			
5 Greenhill Gardens Alveston BRISTOL BS35 3PD	Energy rating C	Valid until:	19 May 2036
		Certificate number:	0350-2680-5650-2626-6245

Property type	Semi-detached house
Total floor area	169 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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.