

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Cumbria Close

Thornbury, South Gloucestershire, BS35 2YE

£550,000



Council Tax: F



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## Entrance

Via dual opening uPVC double glazed French doors

## Reception Hallway

Woodblock floor, staircase rising to first floor and column radiator

## Cloakroom

Obscure uPVC double glazed window to side. W.C, wash hand basin, tiled floor and radiator

## Laundry Room

7'10" x 7'2" (2.39m x 2.19m)

uPVC double glazed window overlooking the rear garden and double glazed door to side. Base unit with sink, plumbed for washing machine, space for tumble dryer and wall mounted gas central heating boiler. Radiator

## Kitchen/b'fast Room

15'0" x 12'6" (4.58m x 3.830m)

uPVC double glazed windows to rear. Range of floor and wall units with granite work surfaces incorporating single drainer sink unit with mixer taps. Wall mounted glass fronted display unit. Pantry and radiator

## Dining Room

12'5" x 10'4" (3.80m x 3.17m)

uPVC double glazed French doors opening to rear garden, tiled Travertine floor and radiator

## Lounge

25'9" x 13'5" (7.87m x 4.10m)

uPVC double glazed window to front, Travertine tiled floor and 2 x column radiators

## Landing

Spacious landing area with useful storage cupboards, access to loft and airing cupboard

## Bathroom

8'8" x 8'2" (2.65 x 2.50m)

Obscure uPVC double glazed window to rear. W.C, wash hand basin and panelled bath with shower attachments. Column radiator

## Bedroom 1

17'10" x 7'0" (5.44m x 2.15m)

uPVC double glazed windows to front and side with vaulted pine clad ceiling. Exposed timber floor boards and column radiator

## En-Suite

Obscure uPVC double glazed window to rear. White W.C, wash hand basin and walk in shower enclosure. Column radiator

## Bedroom 2

12'9" x 10'3" (3.89m x 3.13m)

uPVC double glazed window to front, built in wardrobes and radiator

## Bedroom 3

10'9" x 10'3" (3.29m x 3.14m)

uPVC double glazed window to front, built in wardrobes and radiator

## Bedroom 4

11'5" x 8'11" (3.49m x 2.73m)

uPVC double glazed window to rear, built in wardrobes and radiator

## Bedroom 5/Study

7'8" x 7'4" (2.36m x 2.25m)

uPVC double glazed window to rear and radiator

### Front Garden

Open plan lawn with various established shrubs and bushes including magnolias

### Rear Garden

Enclosed, level and private garden laid to lawn with various established bushes and herbaceous beds and borders

### Side Garden

Established shrub boarder incorporating numerous mature flowering shrubs

### Garage

Single detached with power and light

### Parking

Hardstanding in front of garage for two further vehicles

### Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire F

### 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"



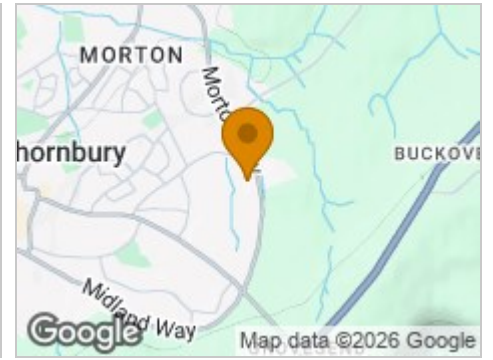
## Road Map



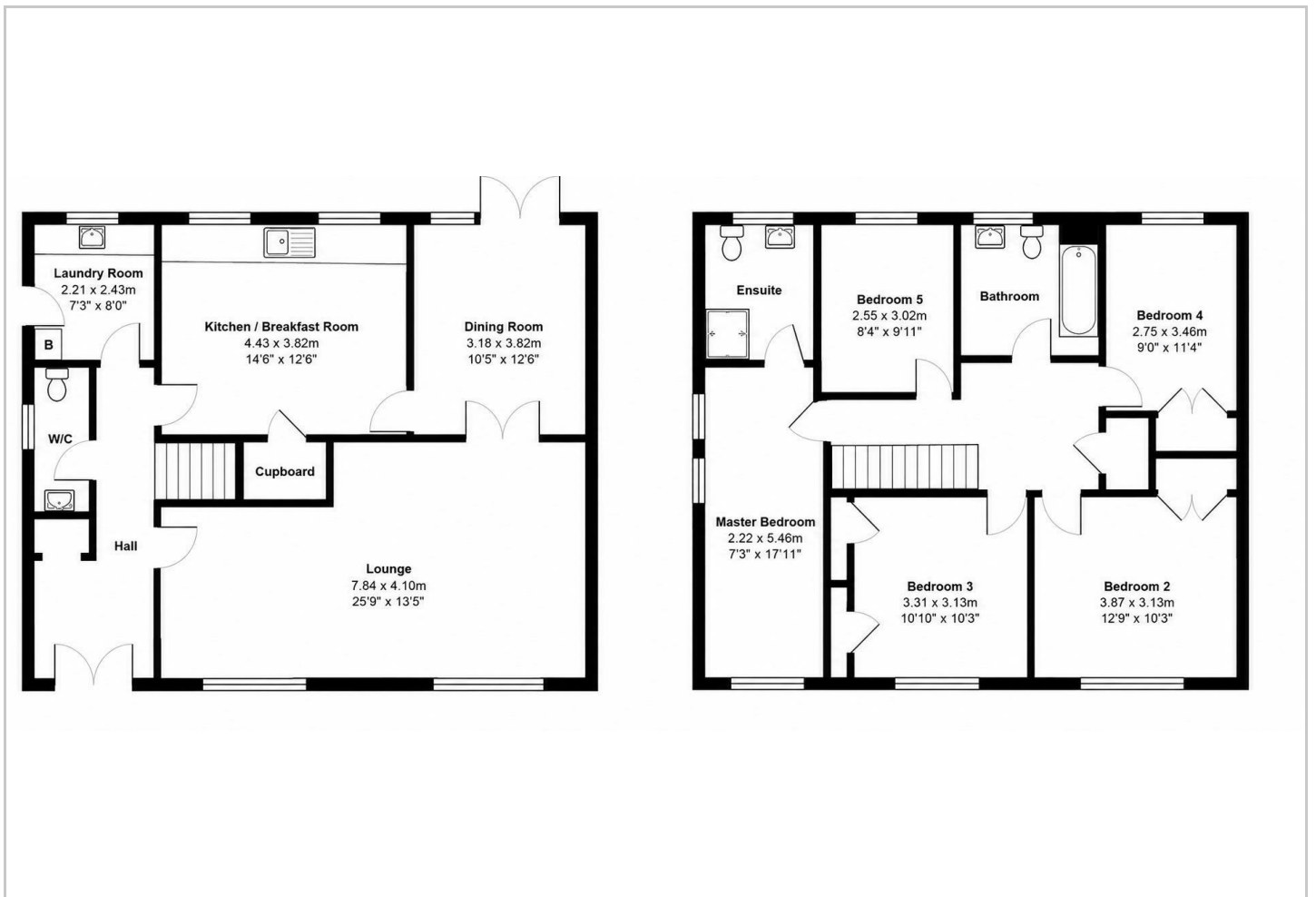
## Hybrid Map



## Terrain Map



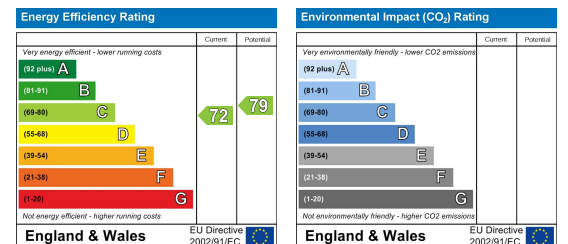
## Floor Plan



## 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.