

HUNTERS[®]

HERE TO GET *you* THERE



Badger Road

Thornbury, Bristol, BS35 1AD

£360,000



Council Tax: D



52 Badger Road

Thornbury, Bristol, BS35 1AD

£360,000



Sleek, stylish and modern by design, this delightful semi-detached house on Badger Road offers the perfect blend of comfort and convenience. With three well-proportioned bedrooms, (the master on the top floor with en-suite) this property is ideal for families or those seeking extra space. The layout includes a welcoming living room, perfect for relaxing or entertaining guests and fabulous bright and light kitchen/diner. Situated in a friendly neighbourhood, known for its community spirit and local amenities. Residents can enjoy nearby parks, shops, and schools, making it an excellent choice for families. The property also benefits from good transport links, ensuring easy access to Bristol city centre and surrounding areas. This semi-detached home presents a wonderful opportunity for anyone looking to settle in a vibrant and welcoming community. With its spacious interiors and convenient location, it is sure to appeal to a variety of buyers. Don't miss the chance to make this lovely house your new home.

Entrance

Via security locking composite door opening to;

Hallway

Staircase rising to first floor, radiator

Living Room

14'7" x 10'3" (4.45m x 3.13m)

uPVC double glazed window to front, under stairs storage cupboard and radiator, opening to

Kitchen/diner

13'3" x 10'3" (4.06m x 3.13m)

uPVC double glazed window to rear with a pair of skylights allowing plenty of additional light to flood in.

The extensive range of modern units enjoy extensive work surfaces with inset sink unit. Built in electric oven, four ring hob with extractor fan, integral fridge/freezer, dishwasher and plumbing for washing machine. Radiator

Rear Lobby

Security locking door that opens to the garden

Cloakroom

W.C, wash hand basin and extractor fan

First Floor Landing

Bathroom

Obscure uPVC double glazed window side. Suite comprising W.C, wash hand basin and panelled bath with shower attachments. Heated towel rail

Bedroom 2

13'10" x 8'6" (4.24m x 2.60m)

uPVC double glazed window to rear, radiator

Bedroom 3

8'6" x 6'9" (2.60m x 2.08m)

uPVC double glazed window to front and radiator

Second Floor

Master Bedroom

18'3" x 10'4" (5.57m x 3.15m)

Dormer window to front. Built in sliding mirror door wardrobes and radiator

En-Suite

Skylight, suite comprising W.C, wash hand basin and tiled shower enclosure. Heated towel rail

Gardens

Small open plan area leading to the parking at the front, whilst the rear garden is enclosed and laid to astro turf and rear gate providing pedestrian access.

Parking

There are two parking spaces directly in front of the house.

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band D

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



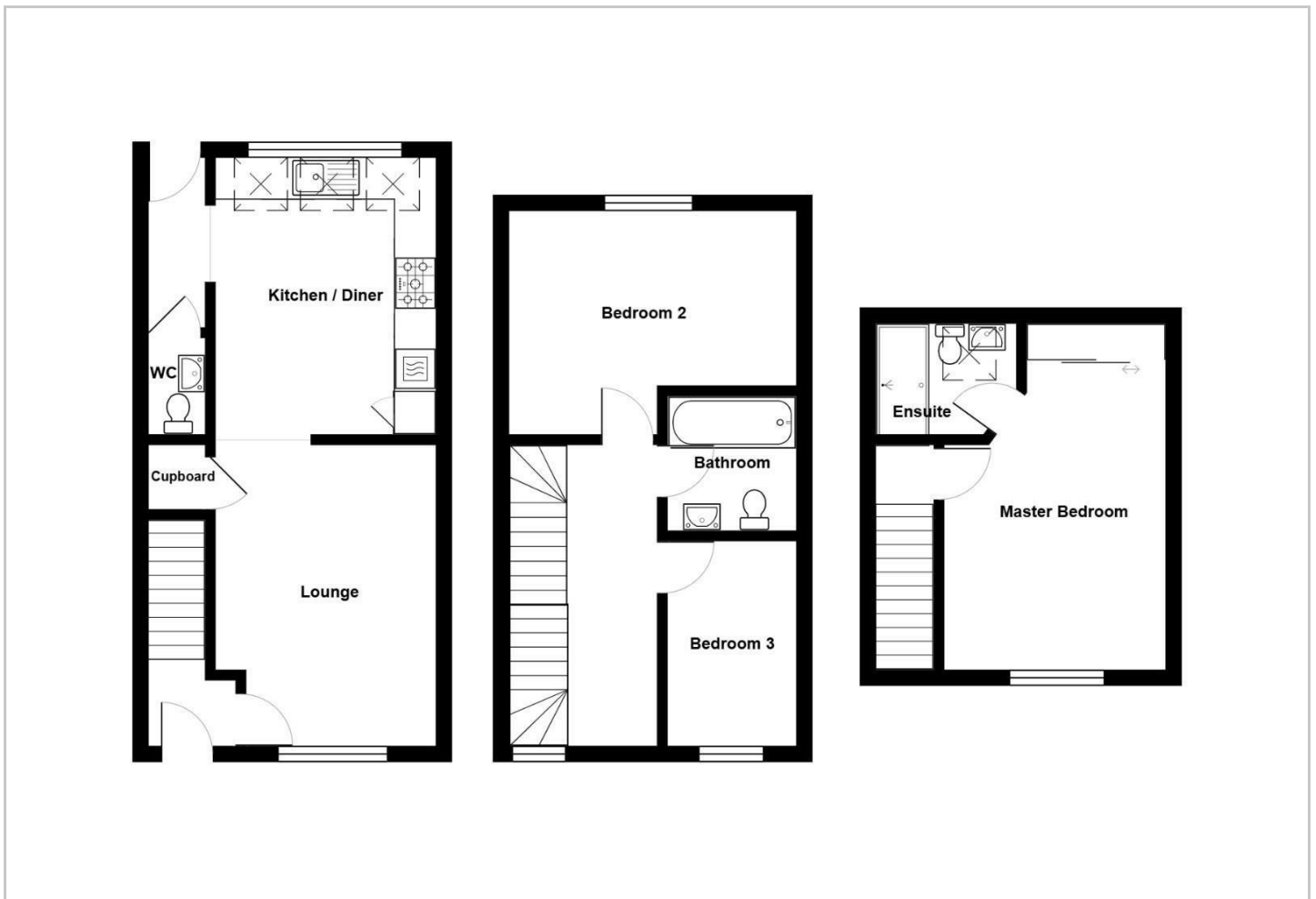
Hybrid Map



Terrain Map



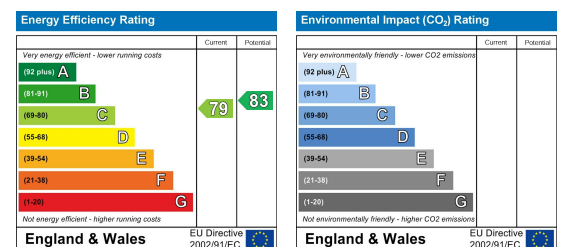
Floor Plan



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.