HUNTERS®

HERE TO GET *you* THERE

# Badger Road

Thornbury, Bristol, BS35 1AB

Asking Price £525,000

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Council Tax: E

# 127 Badger Road

Thornbury, Bristol, BS35 1AB

## Asking Price £525,000

The welcoming entrance hall provides access to a convenient cloakroom with WC and wash basin, together with a useful understairs storage cupboard. To the front of the property is a generous lounge, flooded with natural light from a large bay window, creating a warm and inviting space to relax.

The heart of the home is the impressive open-plan kitchen and dining room. Fitted with a range of modern units, integrated appliances and ample worktop space, it provides the perfect setting for everyday family life and entertaining. Adjoining the kitchen is a practical utility room with space for freestanding appliances (not included), along with a door providing access to the rear garden and carport. Shutters included throughout the living room and dining area.

Upstairs, the property offers four well-proportioned bedrooms, including three generous doubles and a comfortable single room. The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room, while the remaining bedrooms are served by a modern family bathroom featuring both a separate walk-in shower and a bath.

Outside, the rear garden has been thoughtfully landscaped to create a beautiful and private outdoor retreat. Italian floor tiles complement the spacious patio, providing an ideal area for outdoor dining and entertaining, whilst an attractive selection of mature shrubs, flowers and planting adds colour and interest throughout the seasons. A further secluded section of the garden offers the perfect space for a shed or additional storage.

The property also benefits from a carport, a driveway providing parking for two to three vehicles, a single garage and additional parking to the front of the property.

Thornbury is a thriving market town offering an excellent range of

independent shops, supermarkets, cafés, restaurants and leisure facilities, together with highly regarded primary and secondary schools. The historic High Street and Thornbury Castle provide plenty of local character, while nearby parks, countryside walks and sports facilities cater for all ages. Excellent transport links to Bristol, the M4/M5 motorway network and Bristol Parkway railway station make this an ideal location for both families and commuters alike.

Tenure Type; Freehold
Council Tax Banding; South Gloucestershire E

HMRC changes have put a much greater emphasis on the importance of both buyers and sellers complying with very stringent regulations associated with anti-money laundering. Due to the gravity of this and the potential serious financial penalties for not complying, Hunters take this very seriously and do not wish to place either ourselves, or clients in a difficult position. On that basis you will be contacted by a third party firm to carry out these checks for a fee which will indemnify both you and us from any future prosecution. Their name is Coadjute and there is a charge of £45 per individual named on the purchase.

## Road Map

## Hybrid Map

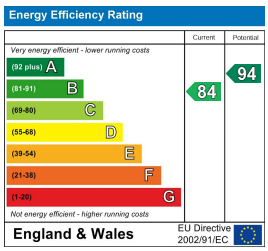
## Terrain Map

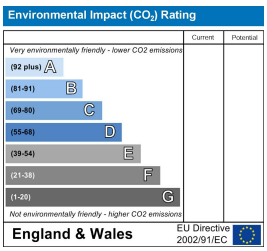
## Floor Plan

## 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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