

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Osprey Park

Thornbury, Bristol, BS35 1LZ

£159,000



Council Tax: A





# 79 Osprey Park

Thornbury, Bristol, BS35 1LZ

£159,000



Looking for an investment, or maybe you are looking for your first home. If either of these are the case then this may be just what you are looking for. Overlooking a green walkway tucked away in a small cul de sac location lies number 79 Osprey Park, a purpose built one bed first floor flat. You approach the property via a small front garden that incorporates a storage shed. You will enter the flat through a recently installed double glazed door, from here there is a staircase that rises to the first floor with door opening to the living room, which enjoys a private wooded outlook. The kitchen has a range of floor and wall units with several integrated appliances to include an oven and hob & plumbing for a washing machine. The bathroom enjoys a bath and shower, whilst the bedroom has sufficient space for a double bed and wardrobes. If you would like any more information on the property please call Hunters Town & Country Homes today. No Chain!

## Entrance

Via obscure uPVC double glazed front door to small reception area with electric panel heater and staircase rising to first floor

## Landing

Door opening to

## Living Room

14'11" x 8'11" (4.56m x 2.72m)

Upvc double glazed window and electric panel heater

## Kitchen

11'5" x 5'11" (3.50m x 1.82m)

Upvc double glazed window. Range of floor and wall units with contrasting work surfaces incorporating

sink unit with built in electric oven and hob with extractor hood over. Fridge/freezer and washing machine

## Inner Lobby

Airing cupboard and access to loft

## Bathroom

W.C, wash hand basin and bath with glass screen and electric shower unit over. Electric towel rail, extractor fan and tiled walls

## Bedroom

8'3" x 12'2" (2.53m x 3.71m)

Upvc double glazed window and built in cupboard, electric panel heater

## Garden

Small level lawn with useful toolshed

## Parking

Allocated parking space for one vehicle with ample visitor parking spaces

## Material Information - Thornbury

Tenure Type; Leasehold

Leasehold Years remaining on lease; 954

Leasehold Ground Rent Amount, £20 pa

Council Tax Banding; South Gloucestershire Band A

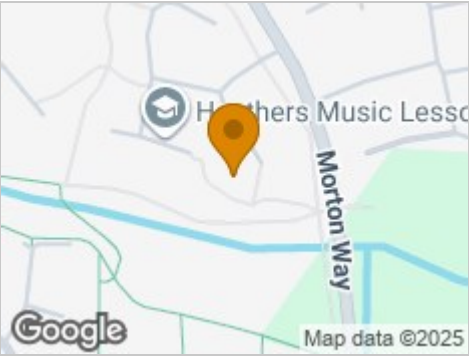
## Anti Money Laundering

"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



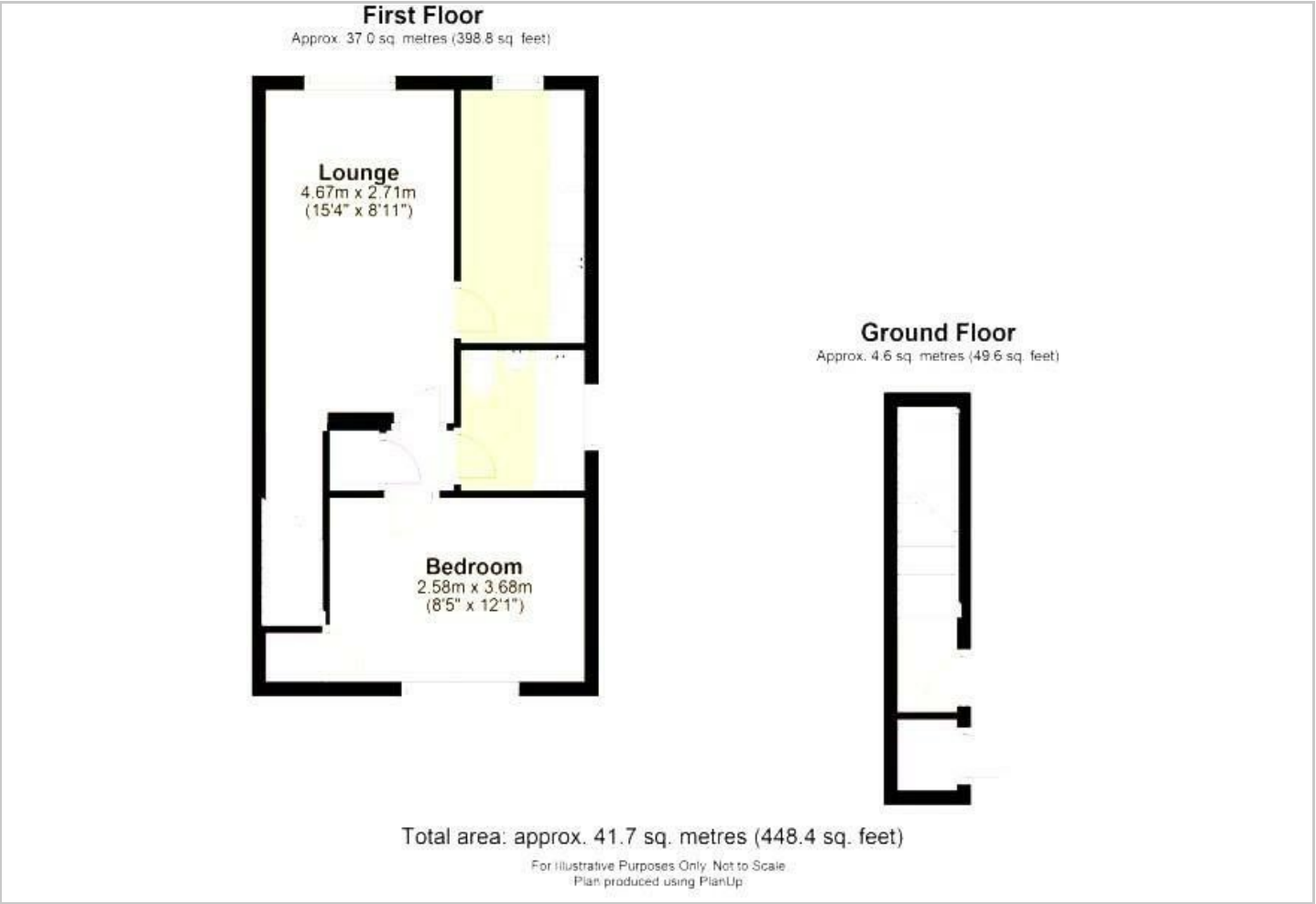
Hybrid Map



Terrain Map



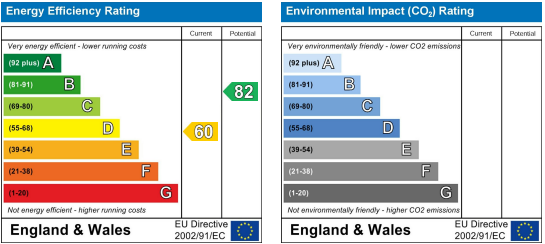
Floor Plan



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.