HUNTERS®

HERE TO GET *you* THERE



Peacock Road

Thornbury, BS35 1FF

£579,500

4 2 2 A

Council Tax: F





19 Peacock Road

Thornbury, BS35 1FF

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Entrance
Via security locking composite front door opening to:

Hallway
Staircase rising to first floor with useful storage cupboard under. Radiator.

Cloakroom
Obscure UPVC double glazed window to side, WC, wash hand basin, extractor fan. Radiator.

Kitchen/Diner
18'1" x 11'11" (5.53m x 3.65m)
UPVC double glazed window to side with UPVC double glazed French doors opening to garden at the rear. Range of various floor and wall units with contrasting worksurfaces incorporating stainless steel single drainer sink unit, integrated dishwasher, oven and four ring gas hob with extractor hood over. Radiator.

Utility Room
6'4" x 5'11" (1.95m x 1.82m)
Double glazed door opening to rear garden. Floor and wall units incorporating work surfaces with single drainer sink unit, plumbing for automatic washing machine. Radiator.

Study
8'11" x 8'4" (2.72m x 2.55m)
UPVC double glazed window to front and side. Radiator.

Living Room
12'6" x 19'8" (3.83m x 6.01m)
UPVC double glazed window to front with double glazed French doors opening to rear garden. Panelled feature wall and 2 radiators.

Landing
Access to loft, airing cupboard and large storage cupboard. Radiator.

Bathroom
Obscure UPVC double glazed window. WC, wash hand basin and panelled bath with shower over and glass screen. Radiator.

Bedroom 1
15'10" x11'4" (4.83m x3.46m)
UPVC double glazed window to rear. Built in sliding mirror door wardrobe, panelled wall and radiator.

Ensuite
Obscure UPVC double glazed window to side, WC, wash hand basin and tiled shower enclosure. Radiator.

Bedroom 2
9'1" x 15'3" (2.77m x 4.67m)
UPVC double glazed windows to front and side. Radiator.

Bedroom 3
11'5" x 10'3" (3.48m x 3.14m)
UPVC double glazed window to rear. Radiator.

Bedroom 4
9'1" x 11'6" (2.79m x 3.53m)
UPVC double glazed window to front. Radiator.

Front Garden
Flower beds and shrub border.

Rear Garden
Paved patio and large enclosed lawn with side gate to garage.

Garage
Single detached up and over door, power and light.

Parking
Hardstanding on driveway for 2 vehicles.

Material Information - Thornbury
Tenure Type; Freehold
Council Tax Banding; Band 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

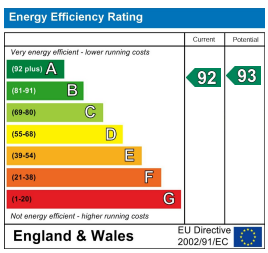


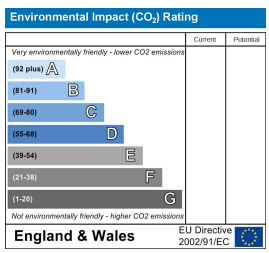


Viewing

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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