

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



**Davids Lane**

Alveston, BS35 3LW

**£398,500**



Council Tax: D



# 26 Davids Lane

Alveston, BS35 3LW

£398,500



## Introduction

Bungalows on Davids Lane are highly prized and much sought after and although some updating maybe desired, we feel that this one will be of no exception. Representing a blank canvas for the new owners to put a stamp on their new home, this super property enjoys a most convenient residential position with generous private rear garden and garage with extensive parking.

## Entrance

Via carport at the side of the bungalow. Double glazed front door opening onto hallway.

## Hallway

Obscured UPVC double glazed window to side, access to loft, large cupboard housing gas central heating boiler and additional storage, parquet flooring, radiator.

## Lounge

14'4" x 12'9" (4.39m x 3.91m)

UPVC double glazed window to front, fireplace incorporating a gas fire, large recess opening.

## Kitchen

14'5" x 7'4" (4.40m x 2.26m)

UPVC double glazed window to front, double glazed window to side. A range of floor units and wall units incorporating a stainless steel sink unit with contrasting working surfaces, plumbing for automatic washing machine, space for cooker and fridge/freezer, radiator.

## Bedroom1

11'10" x 11'6" (3.62m x 3.53m)

Double glazed French doors opening onto rear, radiator.

## Bedroom 2

10'0" x 9'10" (3.05m x 3.02m)

UPVC double glazed window to rear, radiator.

## Bathroom

8'1" x 5'1" (2.47m x 1.56m)

Obscure double glazed window to side, w.c. wash hand basin, towel rail, tiled walls, bath with shower over, heated towel rail.

## Garden

To the front has a generous lawn with shrub hedge. To the rear paved covered patio veranda opening onto generous lawn, established borders.

## Garage

16'1" x 9'2" (4.92m x 2.80m)

Single garage with up and over doors, power and light.

## Parking

Hardstanding on drive way for several vehicles.

## 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



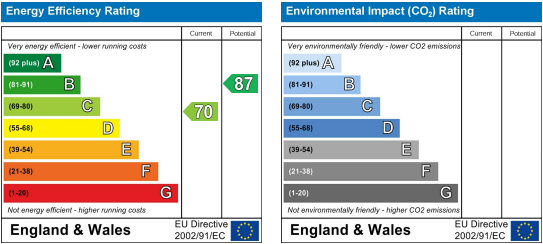
Floor Plan



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.