

# BONDS *of* THORNBURY

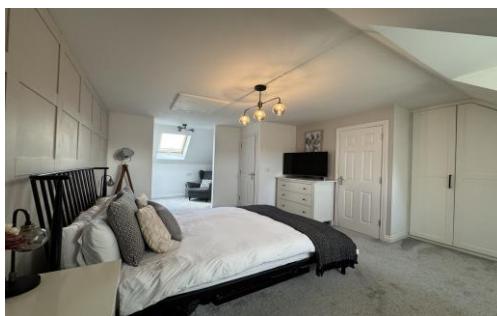
INDEPENDENT ESTATE AGENTS

Proprietor: Rowena Moncrieffe

Tel No: 01454 858007



- TOWN HOUSE
- GARAGE TO REAR AND PARKING
- MASTER BEDROOM WITH DRESSING AREA AND EN SUITE
- FITTED KITCHEN
- LOUNGE/DINER
- THREE FURTHER BEDROOMS
- FAMILY BATHROOM AND CLOAKROOM
- ENCLOSED REAR GARDEN
- SERVICE CHARGE APPROX £50 PCM
- COUNCIL TAX 'D' EPC 'C' FREEHOLD

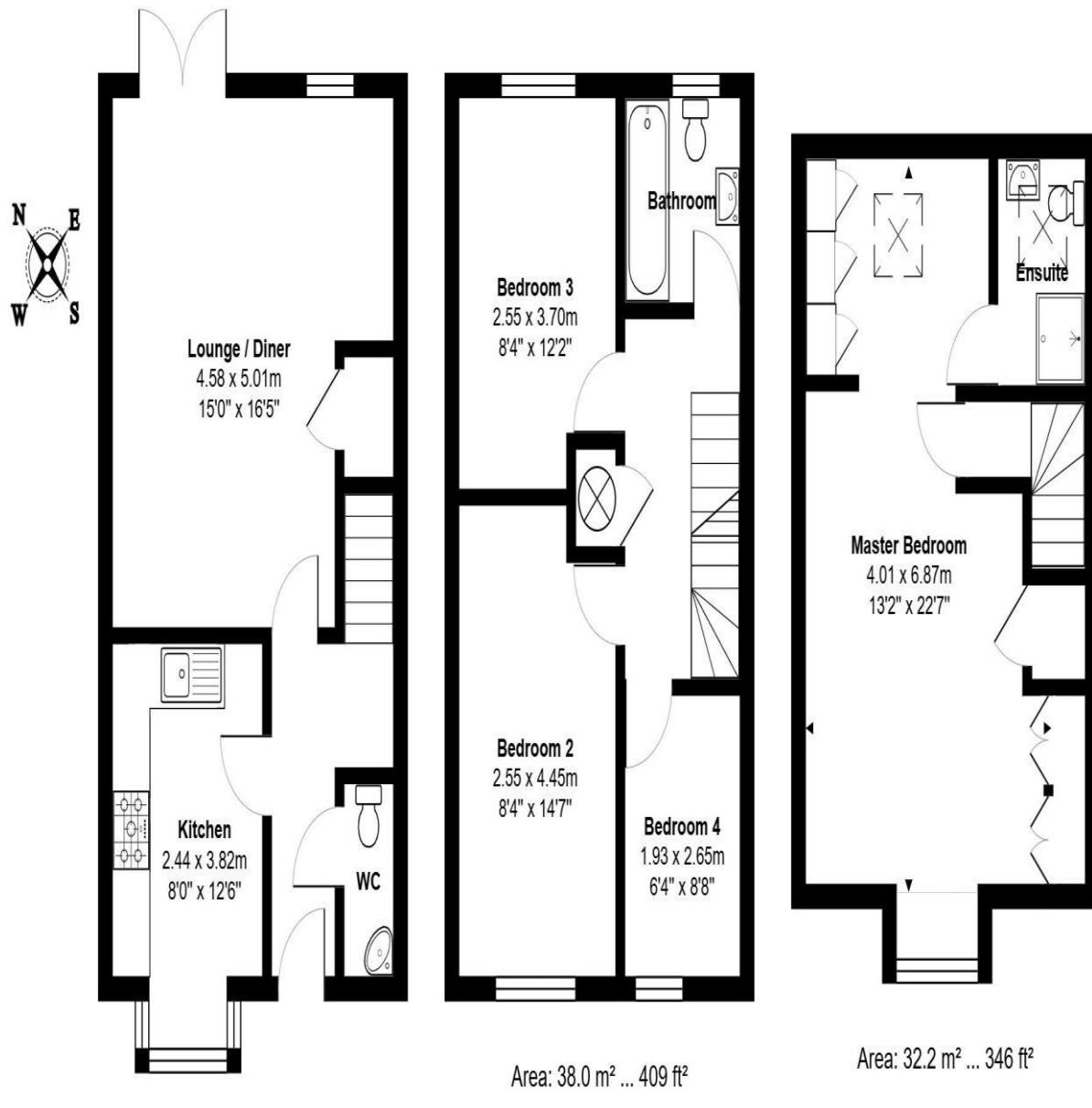


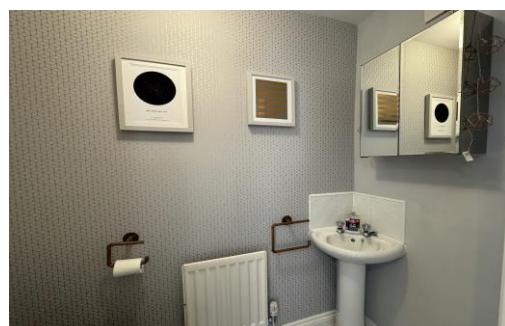
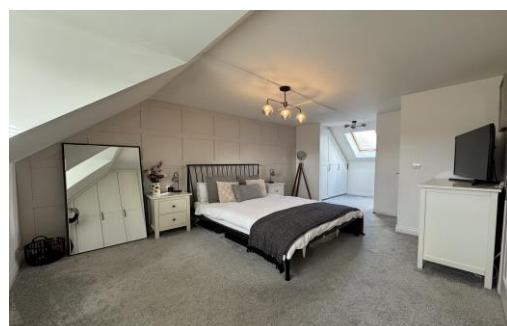
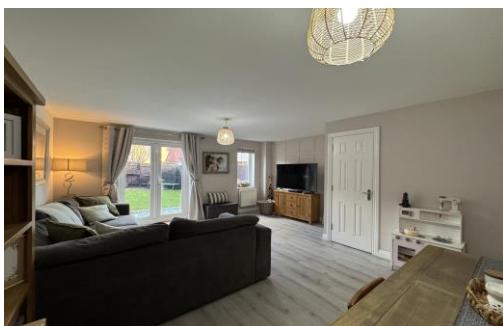
27 HICKORY LANE  
ALMONDSBURY  
BRISTOL  
BS32 4FR

GUIDE PRICE £425,000

AN IMMACULATE THREE STOREY HOME WITH LOUNGE/DINER, FITTED KITCHEN, CLOAKROOM, MASTER BEDROOM WITH DRESSING ROOM AND EN SUITE, THREE FURTHER BEDROOMS, FAMILY BATHROOM, GARAGE AND TWO PARKING SPACES. ENCLOSED REAR GARDEN. SERVICE CHARGE FOR GROUNDS AND PARKING AREAS APPROX.350.00 PM. FREEHOLD COUNCIL TAX 'D' EPC 'C' MORE DETAILS TO FOLLOW

ALMONDSBURY AND LOWER ALMONDSBURY Running along both sides of the A38 and then dropping down the hill into the village of Lower Almondsbury, the combined population of these two villages is approximately 4700. Lower Almondsbury is where the local village school is located and there is also a health centre, a dentist and a church in the lower village. The area is served by a very busy community shop and there are two pubs, The Bowl in Lower Almondsbury and The Swan in the upper village. The village also has close by tennis, golf and football clubs.





# Energy performance certificate (EPC)

27 Hickory Lane Almondsbury BRISTOL BS32 4FR	Energy rating <b>C</b>	Valid until: <b>24 January 2036</b>
	Certificate number: <b>0330-2937-1590-2326-6821</b>	

**Property type**

Mid-terrace house

**Total floor area**

109 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

## PLEASE NOTE

Bonds of Thornbury have not tested any apparatus, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Before making a viewing on any of our properties please let us know if there are any material issues that would affect your decision to purchase any property.

All photographs are for information purposes only and contents are not included as part of the sale.



14 The Plain, Thornbury, Bristol. BS35 2BD  
Email: [enquiries@bondsofthornbury.co.uk](mailto:enquiries@bondsofthornbury.co.uk)  
[www.bondsofthornbury.co.uk](http://www.bondsofthornbury.co.uk)

