

# HUNTERS®

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## 49 Haybob Road

Thornbury, Bristol, BS35 1BP

£325,000



Council Tax: C



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## Description

The accommodation comprises an inviting entrance hall, a spacious lounge with French doors opening onto the enclosed rear garden, and a contemporary fitted kitchen complete with integrated appliances. A useful downstairs WC completes the ground floor accommodation.

Upstairs, the property benefits from three well-proportioned bedrooms, including a generous principal bedroom with its own en-suite shower room. The remaining bedrooms are served by a stylish family bathroom.

The rear garden is a private,

south-facing landscaped garden, backing onto fields with no one overlooking. It also includes established fruit trees, over six years old, including plum, apple and cherry trees, as well as gooseberry.

The driveway provides parking for two vehicles side by side. The front garden is also landscaped.

Thornbury is a thriving market town offering a wide range of local amenities, including independent shops, supermarkets, cafés, restaurants, and leisure facilities. Families are well catered for with a selection of highly regarded primary and

secondary schools, while commuters benefit from excellent road links via the A38 and nearby M4/M5 motorway network. Bristol Parkway railway station is also within easy reach, providing direct services to London and other major cities.

This attractive home would make an ideal purchase for first-time buyers, growing families, or those seeking a modern property in a well-connected and desirable location.

aml

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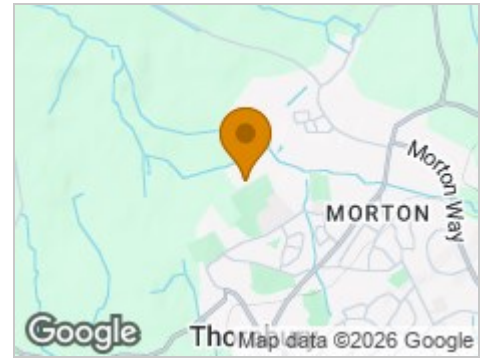
## Road Map



## Hybrid Map



## Terrain Map



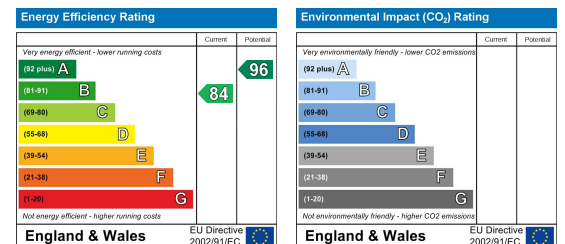
## Floor Plan



## 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.