

HUNTERS[®]

HERE TO GET *you* THERE



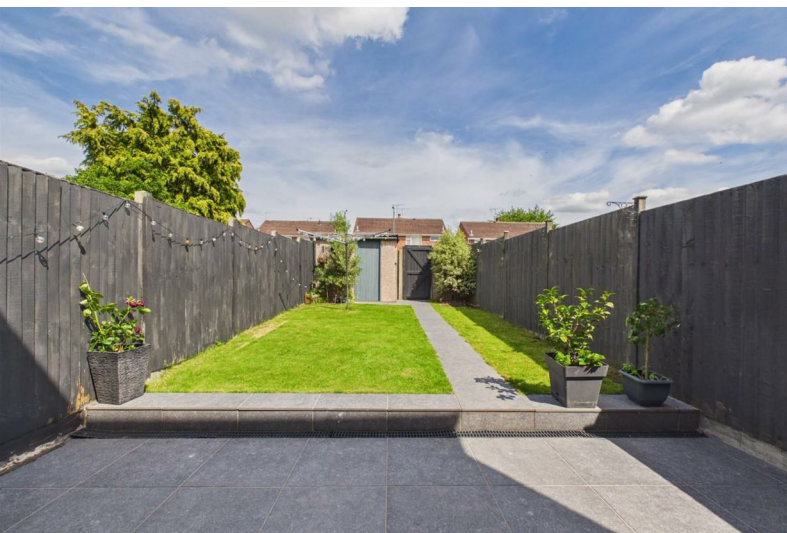
Rosslyn Way

Thornbury, Bristol, BS35 1SG

£310,000



Council Tax:



24 Rosslyn Way

Thornbury, Bristol, BS35 1SG

£310,000



Situated in a popular residential location in Thornbury, the property is ideally suited to first-time buyers, families and investors alike.

To the rear of the property, a secure gate provides access to a private enclosed garden, mainly laid to lawn with a patio seating area, creating an ideal space for outdoor entertaining and family enjoyment.

Entering through the rear door, you are welcomed into a well-appointed kitchen which flows seamlessly into the dining area. The dining room is open plan to the bright and spacious living room, creating a sociable layout perfect for modern family living. For those seeking separate reception spaces, the layout offers the potential to reinstate doors between the rooms. The lounge benefits from an abundance of natural light and features a useful understairs storage cupboard.

A hallway leads to the front entrance and opens onto a lovely front garden, predominantly laid to lawn with pathways leading directly to nearby green spaces, parks and pleasant walking routes.

On the first floor, the property offers a contemporary family bathroom fitted with a walk-in shower, wash hand basin and WC. There are three bedrooms in total, comprising two generous double bedrooms and a comfortable single bedroom, ideal as a nursery, home office or guest room.

Thornbury is a thriving and highly sought-after market town offering an excellent range of amenities. The town centre provides a variety of independent shops, cafés, restaurants, pubs and

supermarkets, alongside leisure facilities, schools and healthcare services.

Residents enjoy convenient access to Bristol via regular bus services and excellent road connections to the M5 motorway. The town also benefits from beautiful green spaces, countryside walks, sporting facilities and the historic Thornbury Castle.

Combining practical family living, excellent local amenities and a desirable location, this attractive home is offered for sale with no onward chain, presenting an excellent opportunity for buyers seeking a straightforward move.

MATERIAL INFO

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire E

AML

Finally, I should mention that recent HMRC changes have put a much greater emphasis on the importance of sellers complying with very stringent regulations associated with anti-money laundering. Due to the gravity of this and the potential serious financial penalties for not complying, unlike some of our competitors, we take this very seriously and do not wish to place either ourselves, or clients in a difficult position. On that basis you will be contacted by a third party firm to carry out these checks for a fee which will indemnify both you and us from any future prosecution. Their name is Coadjute and there is a charge of £45 per individual named on the title Deeds.



Road Map



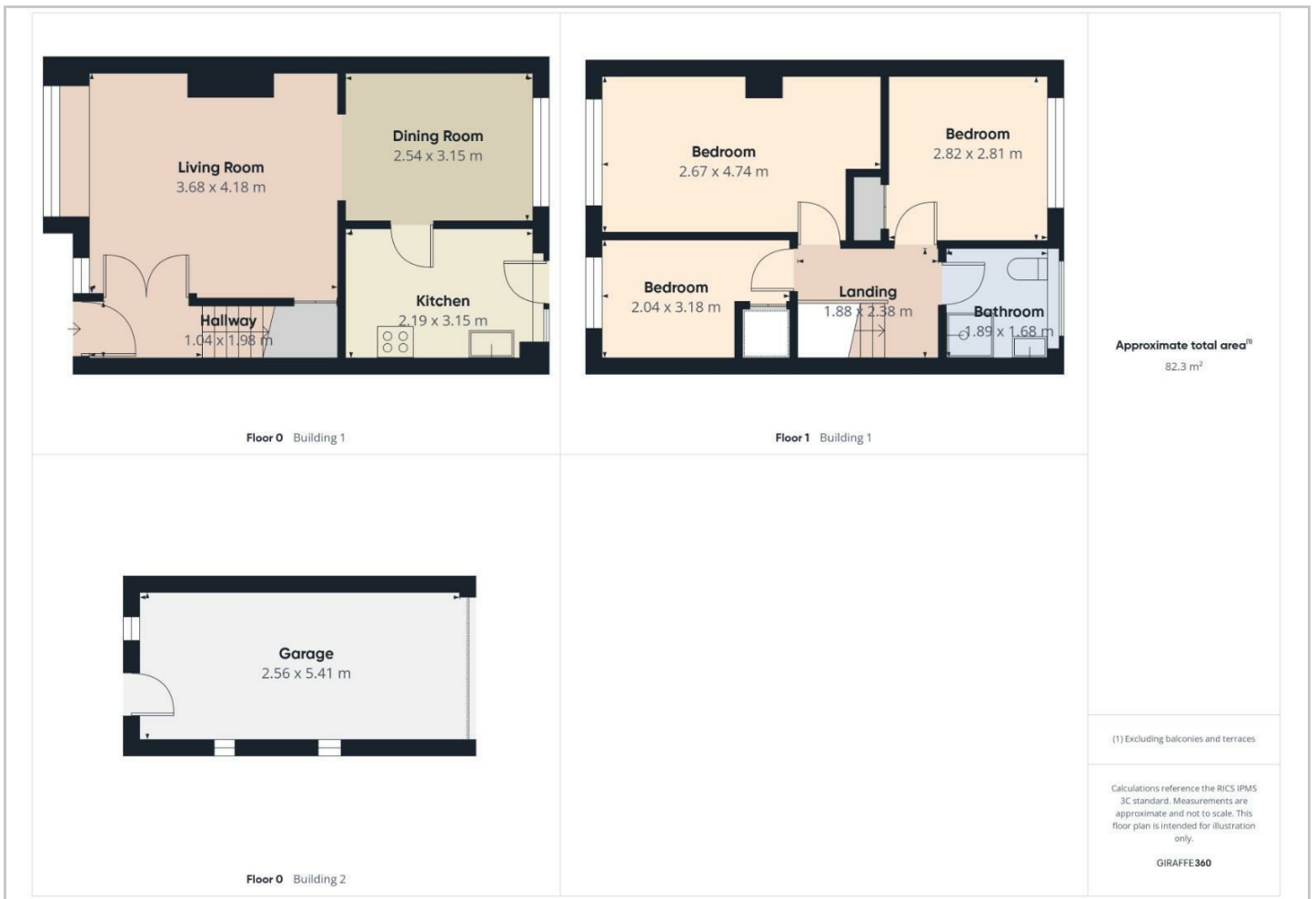
Hybrid Map



Terrain Map



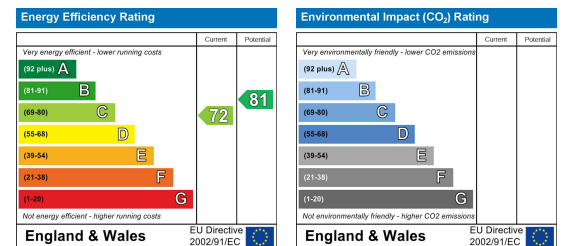
Floor Plan



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.