BONDS of THORNBURY

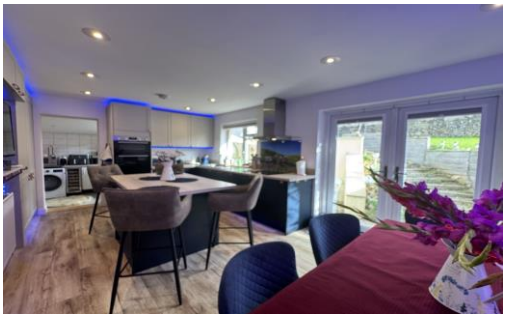
INDEPENDENT ESTATE AGENTS

Proprietor: Rowena Moncrieffe
Tel No: 01454 858007



- MODERNISED DETACHED BUNGALOW
- WALKING DISTANCE OF LOCAL AMENITIES
- REFITTED KITCHEN/DINER
- LOUNGE
- NEW SHOWER ROOM
- UTILITY ROOM
- THREE BEDROOMS
- FAMILY BATHROOM
- DRIVEWAY AND PRIVATE SUNNY GARDENS
- EPC 'C' COUNCIL TAX 'F' FREEHOLD AND GROUND RENT BEING PURCHASED





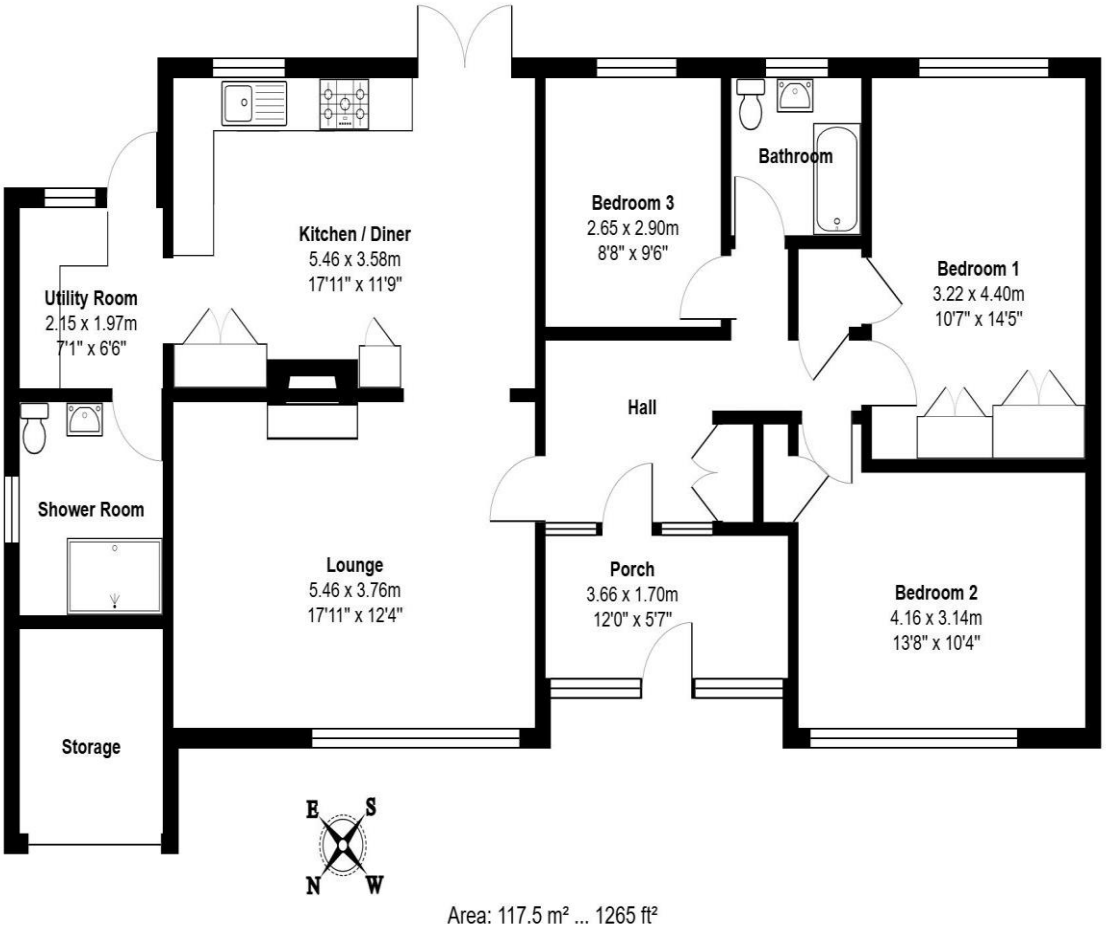


3 WOLFRIDGE RIDE
ALVESTON

GUIDE PRICE £585,000

A Fully Detached Modernised Bungalow at the top end of Wolfridge Ride, close to the local shops plus the local primary, secondary & pre schools all in walking distance. The well thought out accommodation now offers REFITTED KITCHEN/DINER, UTILITY ROOM, SHOWER ROOM, LOUNGE, THREE BEDROOMS AND FAMILY BATHROOM. The Garage itself was converted to form the Shower room so is now an ideal store room. Driveway and Enclosed private rear garden, with steps up to lawn area and a Sunny Deck. There is pedestrian access to both sides. Gas CH and Double Glazing. Freehold and Ground Rent (In the process of being purchased) Council Tax 'F' EPC 'C'

ALVESTON AND RUDGEWAY Situated just off the A38, Alveston and Rudgeway have a population of around 3000. Developed around the old village, mainly in the 1960's and 1970's, Alveston has a small arcade of shops including an award winning butcher, a greengrocer, excellent cafe, pharmacy and general store, as well as an 8 til late convenience store located elsewhere in the village and a Post Office. There are two pubs in Alveston and Rudgeway and the village also has a pre-school, primary school and a secondary school, church and village hall.



Area: 117.5 m² ... 1265 ft²














Energy performance certificate (EPC)

3 Wolfridge Ride Alveston BRISTOL BS35 3RA	Energy rating **C**	Valid until:	**11 August 2036**
		Certificate number:	**2824-6916-8092-6711-3531**

Property type	Detached bungalow
Total floor area	114 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).

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.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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.