

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Eastland Avenue

Thornbury, Bristol, BS35 1DU

£295,000



Council Tax: B



# 21 Eastland Avenue

Thornbury, Bristol, BS35 1DU

£295,000



## Entrance

Via security locking composite front door

## Hallway

Wall mounted electric meters, staircase rising to first floor and radiator

## Inner Hallway

Under stairs storage cupboard, radiator

## Lounge/Bedroom 4

12'4" x 9'6" (3.78m x 2.91m)

uPVC double glazed window to front and radiator

## Kitchen/diner (L-Shaped)

17'8" (max) x 16'0" (max) (5.40m (max) x 4.90m (max))

Upvc double glazed French doors to rear garden, range of floor and wall units with contrasting work surfaces incorporating stainless steel sink unit. Integral oven and 4 ring ceramic hob with extractor hood over. 2 x radiators

## Utility Room

Wall mounted gas central heating boiler and plumbing for washing machine. Radiator

## Ground Floor Bathroom

Obscure uPVC double glazed window to rear. White suite comprising W.C, wash hand basin and panelled bath with shower over. Radiator

## First Floor Landing

Access to loft

## Bedroom 1

14'5" x 9'10" (4.41m x 3.02m)

uPVC double glazed window to front and radiator

## En-Suite

W.C, wash hand basin and shower enclosure. Heated towel rail

## Bedroom 2

10'7" x 9'4" (3.24m x 2.87m)

uPVC double glazed window to rear and radiator

## Bedroom 3

8'0" x 7'7" (2.45m x 2.32m)

uPVC double glazed window to rear and radiator

## Front Garden

Level lawn with established shrub hedging

## Rear Garden

Enclosed level plot laid to lawn with paved and concreted patio. Timber shed

## Parking

Hardstanding for 3 vehicles in tandem

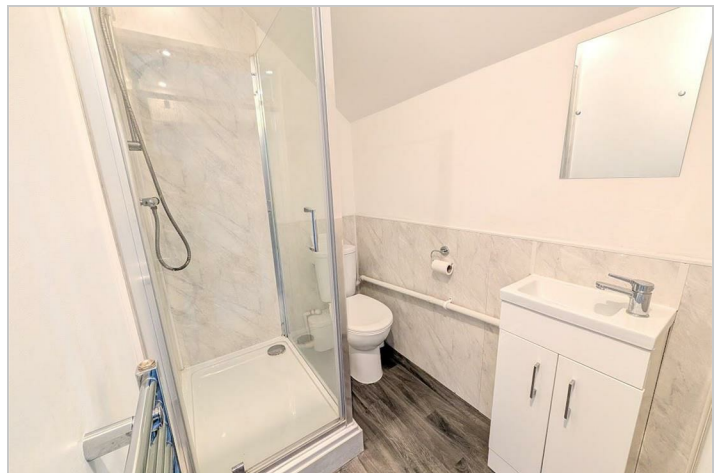
## Anti Money Laundering

"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"

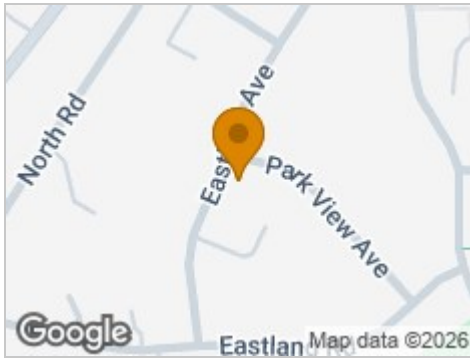
## Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire B



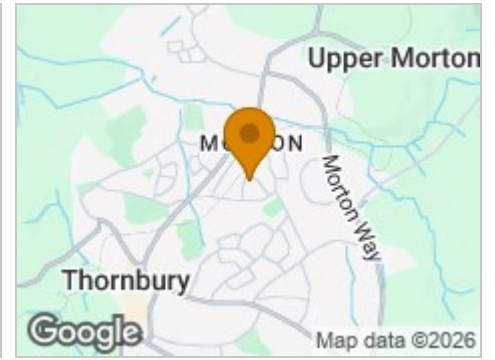
## Road Map



## Hybrid Map



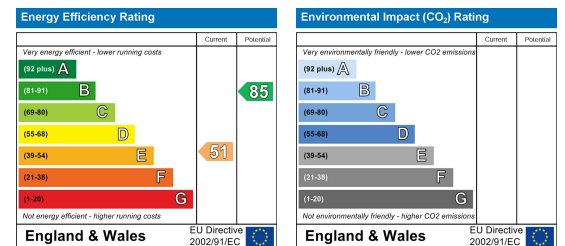
## Terrain Map



## 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.