

# HUNTERS®

HERE TO GET *you* THERE



## Meadow Brown Close

Thornbury, BS35 1FE

£425,000



Council Tax: D



# 33 Meadow Brown Close

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## Entrance

Via security locking composite front door opening to:-

## Hallway

Staircase rising to 1st floor.

## Cloakroom

WC, wash hand basin and radiator.

## Lounge

18'3" x 10'2" (5.58m x 3.11m)

UPVC double glazed window to front and side, panelled walls to dado level, feature fireplace with pine surround, 2 x radiators.

## Kitchen/Diner

18'2" x 8'8" (5.56m x 2.66m)

UPVC double glazed windows to front and side with double glazed French Doors opening to garden. Range of floor and wall units with contrasting work surfaces, single drainer sink unit, integral electric oven and 4 ring gas hob with breakfast bar and radiator.

## Utility Room

Obscure double glazed door to rear, understairs storage cupboard, wall mounted gas central heating boiler, floor and wall storage cupboards and radiator.

## Landing

Panelled walls, radiator and access to loft.

## Bathroom

Obscure UPVC double glazed window to side, WC, wash hand basin, panelled bath with tiled walls and shower screen, shaver unit and radiator.

## Bedroom 1

12'5" x 10'4" (3.80m x 3.16m)

UPVC double glazed window to front, radiator.

## En-Suite

Obscure UPVC double glazed window to front, white WC, wash hand basin, walk-in shower enclosure incorporating shower unit with heated towel rail.

## Bedroom 2

9'1" x 9'0" (2.78m x 2.75m)

UPVC double glazed window to rear, radiator.

## Bedroom 3

10'3" x 8'11" (3.13m x 2.73m)

UPVC double glazed window to rear, radiator.

## Garden

Enclosed private garden laid to lawn with paved patio and stepping stones to open fronted veranda with decking opening to:-

## Home office/ Bar

8'11" x 8'8" (2.72m x 2.65m)

Back section of the garage that has been insulated. Built in bar and shelving, power, light and double glazed French doors opening onto covered decked area.

## Garage

Due to the conversion of the back section to create a bar, the garage has been reduced in length to create useful storage area with up and over door. Power and light, access to boarded loft area providing additional storage. EV Charger point.

## Parking

Hardstanding on driveway for 2 vehicles.

## Material Information- Thornbury

Tenure type; Freehold

Council tax banding; South Gloucestershire Band D

### Anti Money Laundering

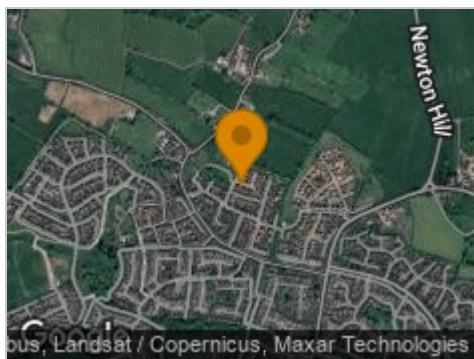
"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property 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"



Road Map



Hybrid Map



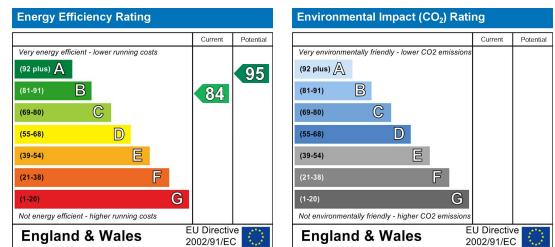
Terrain Map



## 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.