

HUNTERS[®]

HERE TO GET *you* THERE



Upper Tockington Road

Tockington, BS32 4LQ

£495,000



Council Tax: E



Greenways Upper Tockington Road

Tockington, BS32 4LQ

£495,000



Entrance

Via security locking PVC front door opening to small hallway.

Hallway

Staircase rising to first floor. Wall mounted security alarm panel.

Lounge

14'0" x 10'8" (4.27m x 3.27m)

UPVC double glazed window to front incorporating window seat. Feature stone open fireplace with tiled hearth, understairs storage cupboard and radiator.

Dining Room

17'11" x 10'9" (5.47m x 3.28m)

UPVC double glazed windows to side and rear. Tiled fireplace incorporating living flame gas fire. Radiator.

Kitchen

10'4" x 10'0" (3.17m x 3.05m)

UPVC double glazed window to side. Basic range of floor and wall units with worksurfaces incorporating stainless steel single drainer sink unit. Plumbing for washing machine, space for gas/electric cooker. Radiator.

Rear Lobby

Security locking door to rear garden. UPVC double glazed window to side. Radiator.

Shower Room

Obscure UPVC double glazed window to side. WC, wash hand basin and shower tray with tiled walls and shower unit over. Radiator.

Landing

UPVC double glazed window to side. Access to loft

Bedroom 1

14'8" x 7'6" (4.48m x 2.31m)

UPVC double glazed window to front. Concealed fireplace and large walk in wardrobe. Radiator.

Bedroom 2

11'1" x 8'8" (3.39m x 2.66m)

UPVC double glazed window to rear. Plumbing and radiator.

Bedroom 3

8'8" x 11'1" (2.66m x 3.39m)

UPVC double glazed window to rear. Radiator.

Front Garden

Small Lawn

Rear Garden

Divided into two sections. The area nearest the Cottage has a large brick built outhouse/workshop with power and light. There is a lawn with gate providing access to rear section of the gardens that are a few meters away.

Large Established Garden 2

Very large established plot incorporating numerous mature trees (potential small Pony paddock!) timber shed with power.

Garage

Single detached prefabricated garage with up and over door. Some additional hardstanding for numerous vehicles behind 5 bar gate.

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band E

Anti-Money Laundering Regulations

Tel: 01454 411522

"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"



