BONDS of THORNBURY

INDEPENDENT ESTATE AGENTS

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- SOUGHT AFTER CUL DE SAC
- EXTENDED FOUR BEDROOMED DETACHED
- LOUNGE/DINER
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- THREE DOUBLE BEDROOMS PLUS EN SUITE
- FOURTH BEDROOM
- FAMILY BATHROOM
- GARAGE AND DOUBLE PARKING
- FREEHOLD COUNCIL TAX 'E' EPC 'C'
- HIGHLY RECOMMENDED





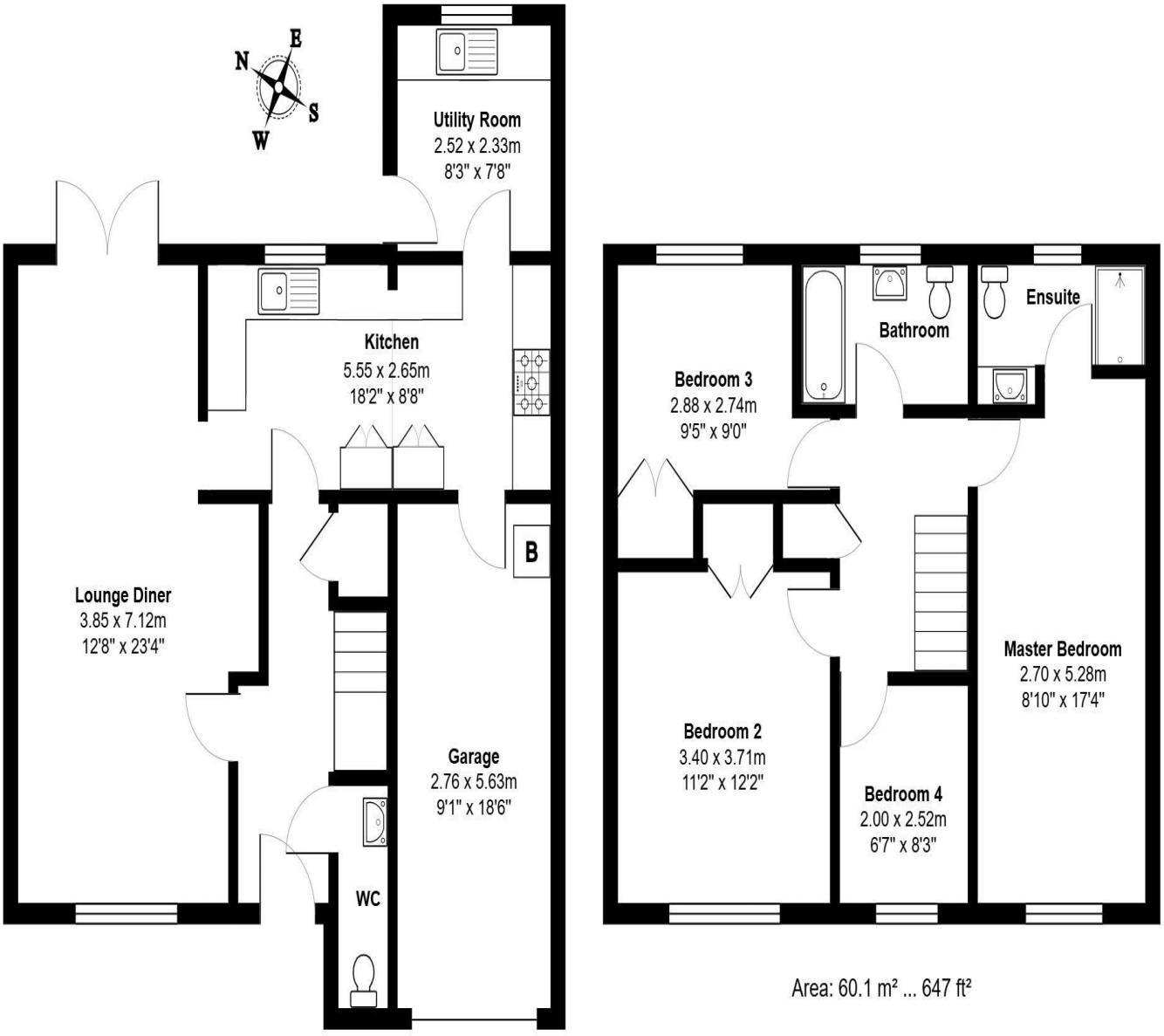


20 SORREL CLOSE
THORNBURY
BRISTOL
BS35 1UH

GUIDE PRICE £475,000

A Beautifully presented Extended Family Home situated in one of the most sought after roads in Thornbury. The Accommodation includes Lounge/Diner, Kitchen/Breakfast Room, Utility Room, Three Double Bedrooms on with En Suite, Fourth Bedroom, Integral Garage, Double driveway plus planning for third space. Enclosed Rear Garden, EPC 'C' Council Tax Band 'E' Freehold

THORNBURY With an estimated population of approximately 15,000, Thornbury has everything you might hope for in a town of this size. A pretty High Street has a variety of shops combining national names and local independent stores, and these extend through into a small shopping arcade. There are two supermarkets, a library, The Mundy Playing fields, golf course, tennis courts and a large leisure centre with swimming and diving pools. Schooling is provided by five primary schools and Thornbury Castle School provides secondary education. There are also two schools specifically for those children with special needs. Thornbury also benefits from a number of great eateries, from pubs to cafes and cafes to fine dining restaurants.



Area: 71.3 m² ... 767 ft²

Area: 60.1 m² ... 647 ft²














Energy performance certificate (EPC)

20, Sorrel Close Thornbury BRISTOL BS35 1UH	Energy rating **C**	Valid until:	**14 October 2028**
		Certificate number:	**9056-2865-6606-9998-7185**

Property type	Detached house
Total floor area	112 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.

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