HUNTERS®

HERE TO GET *you* THERE

# Old Gloucester Road

Alveston, Bristol, BS35 3LQ

£615,000

3 2 1 B

Council Tax: E

# Copper Beech Old Gloucester Road

Alveston, Bristol, BS35 3LQ

## £615,000

### Entrance
Via Oak fronted door.

### Vestibule
Panelled walls- tiled floor with underfloor heating.

### Cloakroom
W.C, wash hand basin, panelled walls to dado level, Obscure uPVC double glazed window to front and under floor heating.

### Open plan Living Room
23'5" x 17'9" (7.14m x 5.42m )
uPVC double glazed windows to both the front and French doors opening onto rear garden. Open plan staircase rising to first floor and under floor heating.

### Kitchen/breakfast Room
14'7" x 8'11" (4.46m x 2.72m)
Range of contemporary style modern floor and wall units with quartz work surfaces that incorporate a single bowl sink unit. Various integral appliances to include dishwasher and fridge with space for cooking range. Tiled floor with under floor heating and uPVC double glazed window to front.

### Utility Room
8'1" x 5'9" (2.47m x 1.77m)
Range of various cupboards and storage units with base unit that incorporates a single drainer sink unit. Plumbed for washing machine, wall mounted gas central heating boiler and extractor fan. Underfloor heating. Double glazed composite front door to rear garden.

### Landing
Built in storage cupboards and uPVC double glazed window to front.

### Family Bathroom
Contemporary style "Slipper" bath, vanity unit incorporating wash hand basin, tiled shower enclosure with rainwater shower, W.C, tiled floor and heated towel rail. uPVC double glazed window to front.

### Bedroom 1
11'1" x 10'1" (3.39m x 3.09m)
Built in wardrobes, discrete skirting board heating. uPVC double glazed window to front. Access to boarded loft space.

### En-Suite
Fully tiled ensuite with W.C., vanity unit incorporating wash hand basin and tiled shower enclosure with rainfall shower, tiled floor and heated towel rail. uPVC double glazed Velux skylight.

### Bedroom 2
12'1" x 8'6" (3.70m x 2.60m)
Built in wardrobe and discrete skirting board heating. uPVC double glazed window to rear.

### Bedroom 3
9'4" x 9'1" (2.85m x 2.78m)
Access to boarded loft space. uPVC double glazed window to rear, discrete skirting board heating

### Parking
Block paved parking for several vehicles behind secure double gates.

### Front Garden
Numerous established shrubs and lawn, generous side pedestrian access and power point.

## Rear Garden

Generous level plot that has mainly been laid to lawn with established shrub hedging on 1 side and mature trees as a backdrop. There is a paved patio, large summer house and two additional garden sheds.

## 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

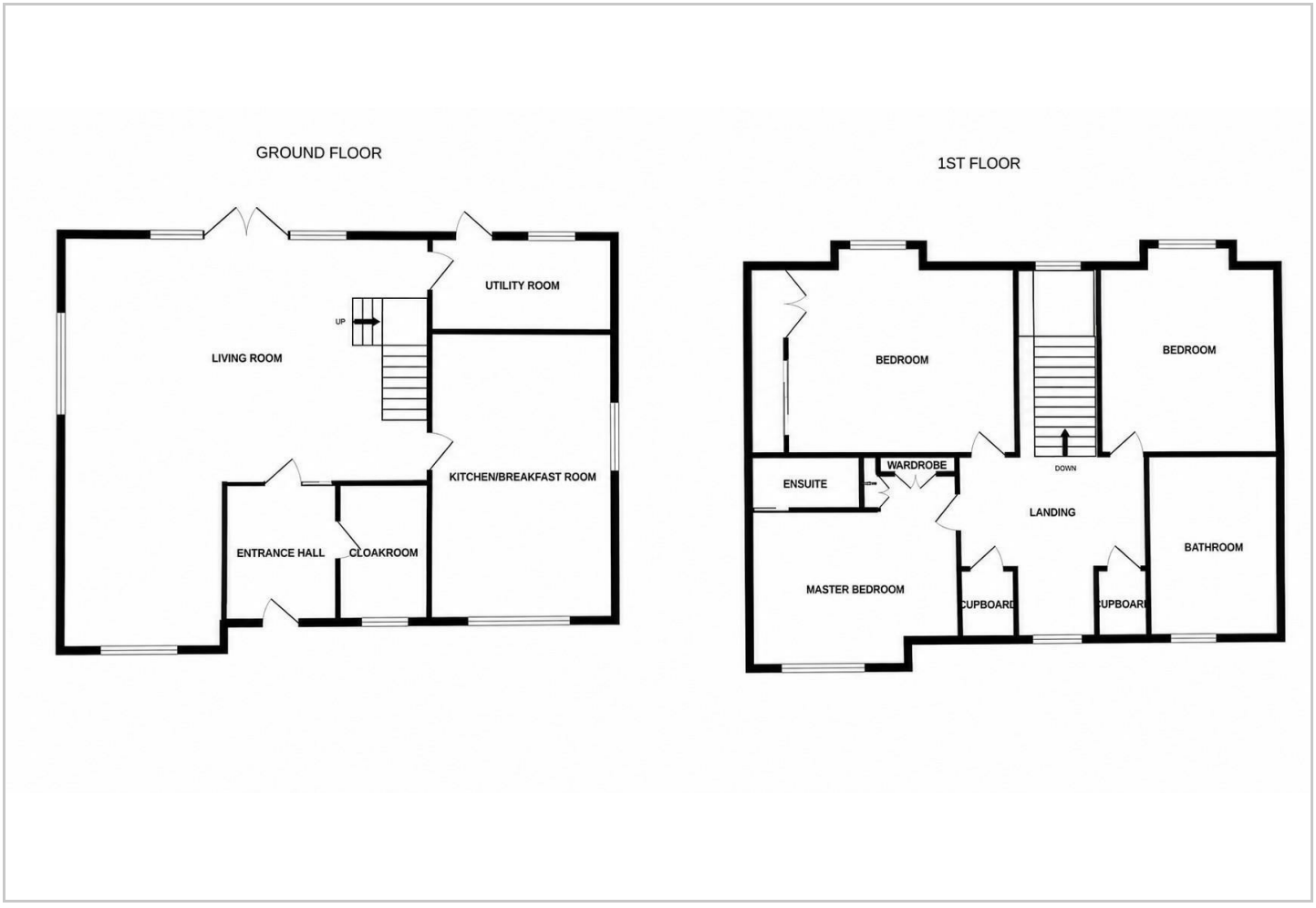
Tenure Type; Freehold
Council Tax Banding; South Gloucestershire Band E

## Road Map

## Hybrid Map

## Terrain Map

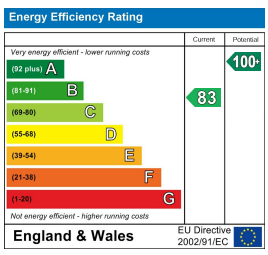
## Floor Plan

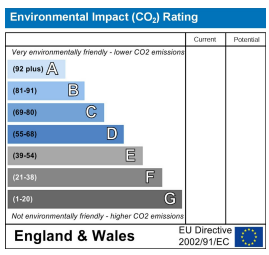



## Viewing

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.

57 High Street, Thornbury, Bristol, BS35 2AP
Tel: 01454 411522 Email: thornbury@hunters.com https://www.hunters.com