

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Avon Way

Thornbury, Bristol, BS35 2DP

£275,000



Council Tax: C



# 126 Avon Way

Thornbury, Bristol, BS35 2DP

£275,000



## Entrance

Via uPVC double glazed front door opening to

## Hallway

Staircase rising to first floor, radiator

## Living Room

23'7" x 11'6" (7.20m x 3.52m)

uPVC double glazed windows to both front and rear and radiator

## Kitchen

10'2" x 8'7" (3.10m x 2.64m)

Casement window and part glazed door opening to conservatory at the rear. Basic range of floor and wall units with sink unit. Radiator

## Conservatory

17'4" x 7'10" (5.30m x 2.41m)

uPVC double glazed windows overlooking the rear garden with double glazed door to side

## Landing

uPVC double glazed window to side and airing cupboard

## Bathroom

8'0" x 7'2" (2.46m x 2.19)

Obscure uPVC double glazed window to rear. Suite comprising W.C, wash hand basin and panelled bath. Radiator

## Bedroom 1

12'0" x 10'2" (3.68m x 3.10m)

uPVC double glazed window, radiator

## Bedroom 2

12'0" x 10'2" (3.68m x 3.11m)

uPVC double glazed window and radiator

## Bedroom 3

9'0" x 7'1" (2.75m x 2.18m)

uPVC double glazed window and radiator

## Front Garden

Open Plan Lawn

## Rear Garden

Enclosed lawn with paved patio and several shrubs. Access to the garage

## Garage

Single attached with up and over door, power and light, personal door to the rear

## Parking

Hardstanding on driveway for additional vehicles.

## Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; Band C

## 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"



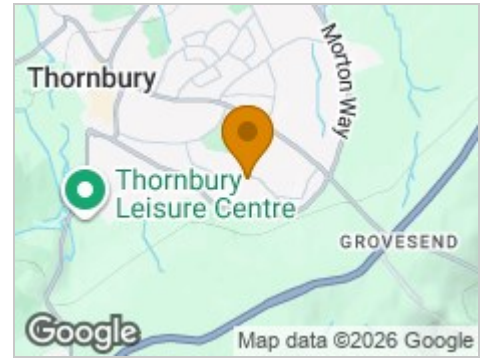
## Road Map



## Hybrid Map



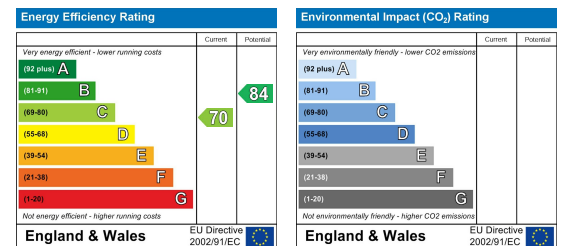
## Terrain Map



## 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.