

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

Proprietor: Rowena Moncrieffe
Tel No: 01454 858007



- DETACHED CHARACTER COTTAGE
- SET IN APPROXIMATELY ONE THIRD OF AN ACRE
- GARAGE AND AMPLE PARKING
- LOUNGE/DINER
- KITCHEN/BREAKFAST ROOM
- CONSERVATORY
- OFFICE AND STORE ROOM
- LANDING/STUDY
- TWO DOUBLE BEDROOMS
- BATHROOM
- FREEHOLD COUNCIL TAX 'D' EPC 'F'
- IN NEED OF ITS NEXT CHAPTER

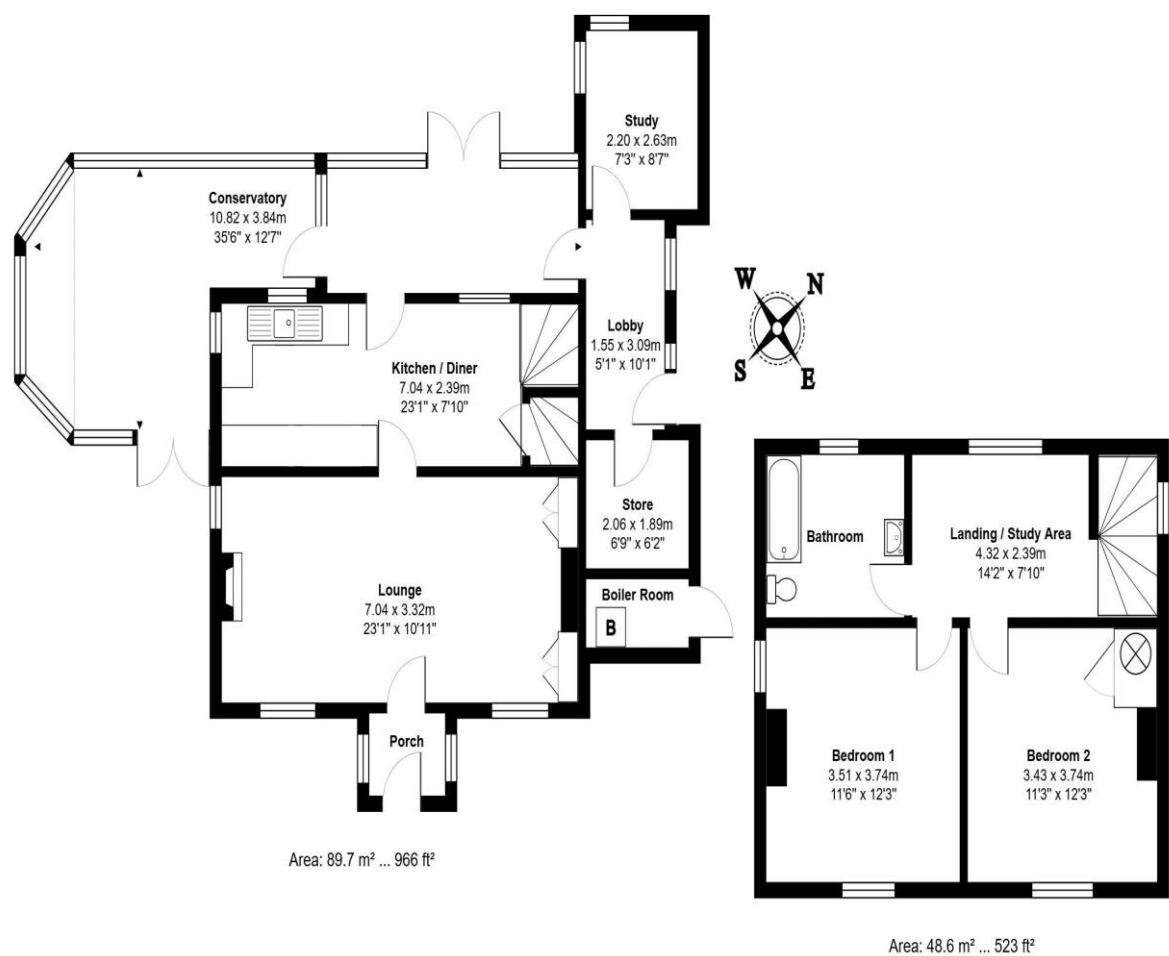


HONEYSUCKLE COTTAGE
CROSSWAYS LANE
THORNBURY
BS35 3UE

GUIDE PRICE £525,000

SITUATED ON THE EDGE OF THORNBURY BUT WITHIN EASY REACH OF BOTH THE HIGH STREET AND COMMUNICATION LINKS TO BOTH BRISTOL AND GLOUCESTER. THIS CHARACTER DETACHED COTTAGE SITS ON APPROXIMATLEY ONE THIRD OF AN ACRE OF MATURE GARDENS WITH VARIOUS FRUIT TREES AND VEGETABLE PLOT. THIS HOME IS LOOKING FOR ITS NEXT CHAPTER AND OFFERS LOUNGE/DINER, KITCHEN/BREAKFAST ROOM, CONSERVATORY, OFFICE AND STORE ROOM, TWO DOUBLE BEDROOMS, OFFICE/LANDING AND BATHROOM. LARGE GARAGE AND PARKING. OIL CENTRAL HEATING, MODERN SEWERAGE SYSTEM. FREEHOLD. COUNCIL TAX 'D' EPC 'F'

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.





Energy performance certificate (EPC)

Honeysuckle Cottage Crossways Lane Thornbury BRISTOL BS35 3UE	Energy rating F	Valid until:	8 August 2036
		Certificate number:	9500-6287-0922-6608-3863

Property type Detached house

Total floor area 100 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

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.



14 The Plain, Thornbury, Bristol. BS35 2BD
Email: enquiries@bondsofthornbury.co.uk
www.bondsofthornbury.co.uk

