

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- SITUATED ON A LEVEL PLOT AND WITHIN WALKING DISTANCE OF LOCAL AMENITIES
- SEMI DETACHED CHALET BUNGALOW
- LOUNGE
- DINING ROOM TO FRONT
- KITCHEN AND CONSERVATORY AT REAR
- FURTHER DOUBLE BEDROOM UPSTAIRS
- GROUND FLOOR SHOWER ROOM
- MANAGEABLE AND WELL MAINTAINED GARDENS
- GARAGE AND LONG DRIVEWAY
- FREEHOLD EPC 'D' COUNCIL TAX 'D'
- NO CHAIN

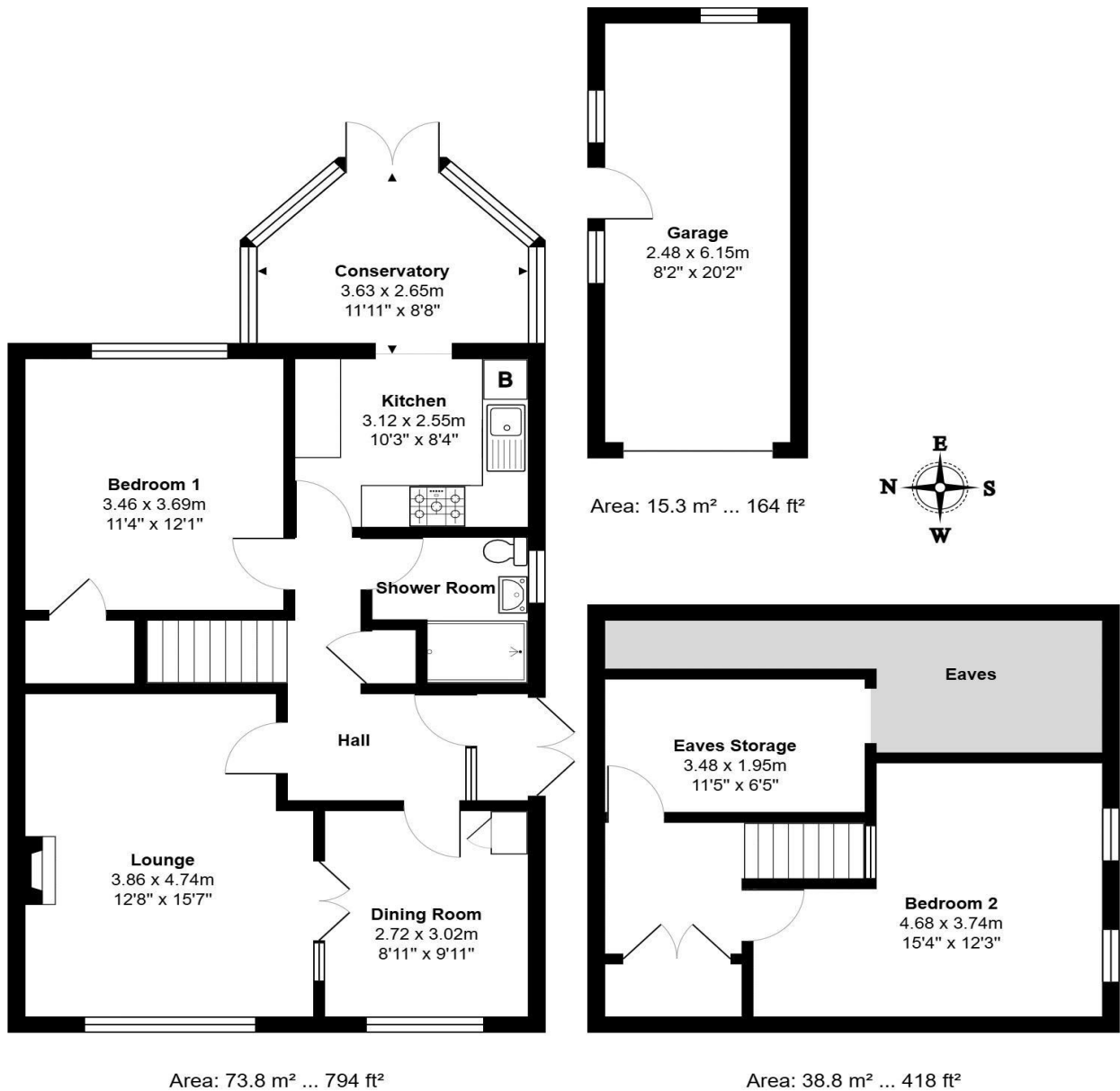


42 GREENHILL ROAD
ALVESTON
BRISTOL
BS35 3NA

£375,000

Situated on the flat and within walking distance of the local shops is this much loved tidy home. The accommodation offers Lounge and Dining Room to the Front, Kitchen and Conservatory at the rear, together with the Master Bedroom, Ground Floor ShowerRoom and Large Double First Floor Bedroom. Detached Garage with long driveway. Low Maintenance rear and front garden. Gas Central heating and Double Glazing . Freehold. Council Tax 'D' EPC 'D' NO CHAIN

ALVESTON AND RUDGEWAY Situated just off the A38, Alveston and Rudgeway have a population of around 3000. Developed around the old village, mainly in the 1960's and 1970's, Alveston has a small arcade of shops including an award winning butcher, a greengrocer, pharmacy and general store, as well as an 8 til late convenience store located elsewhere in the village and a Post Office. There are two pubs in Alveston and Rudgeway and the village also has a primary school and a secondary school, church and village hall. **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)

42 Greenhill Road Alveston BRISTOL BS35 3NA	Energy rating	Valid until:	22 June 2036
	D	Certificate number:	0360-2052-6660-2726-8345

Property type	Semi-detached house
Total floor area	97 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) (<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 D. 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.



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