

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Fulmar Close

Thornbury, BS35 1TE

£425,000



Council Tax: E



# 9 Fulmar Close

Thornbury, BS35 1TE

£425,000



## Entrance

Via tiled canopy porch to uPVC double glazed security locking front door that opens to

## Hallway

Staircase to 1st floor, obscure uPVC double glazed window to front, under stairs storage cupboard. Radiator

## Cloakroom

Obscure uPVC double glazed window, vanity unit incorporating wash hand basin, w.c and radiator

## Lounge

19'6" x 11'5" (5.95m x 3.5m)  
uPVC double glazed window to front and double glazed sliding patio doors to rear. Radiator

## Dining Room

10'5" x 9'0" (3.20m x 2.75m)  
uPVC double glazed window to front and radiator

## Kitchen

10'2" x 10'5" (3.10m x 3.20m)  
uPVC double glazed window to rear with double glazed door opening onto established and private rear garden. Good range of modern fitted floor and wall units with ample work surfaces incorporating breakfast bar. Sink unit with integral dishwasher, oven and induction hob with extractor fan over. Plumbed for washing machine. Tiled floor and vertical radiator

## Landing

Airing cupboard housing hot water tank. Access to loft and radiator

## Bathroom

Obscure uPVC double glazed window to rear. White suite comprising W.C, wash hand basin and panelled jacuzzi style bath with shower screen and power shower unit over. Extractor fan and radiator

## Bedroom 1

11'3" x 9'2" (3.45m x 2.80m)  
uPVC double glazed windows to front. Built in sliding door wardrobes, over stairs linen cupboard, shower enclosure and radiator

## Bedroom 2

10'2" x 7'10" (3.11m x 2.40m)  
uPVC double glazed window to rear. Open fronted wardrobe and radiator

## Bedroom 3

10'5" x 9'3" (3.19m x 2.82m)  
uPVC double glazed window to front and radiator

## Bedroom 4

10'3" x 7'2" (3.14m x 2.19m)  
uPVC double glazed window to rear and radiator

## Front Garden

Open level lawn with established shrub hedging to incorporate various specimen shrubs and palms and small block paved patio with path to the side providing access to the rear of the house

## Rear Garden

Private and secluded level garden with a Westerly aspect and useful power awning. Enclosed by established conifer screening and planted with numerous specimen shrubs and bushes, this delightful area also benefits from a timber shed and access to the rear of the garage.

## Garage

Single attached garage with electric roller door. Power, light and part glazed personal door opening to rear garden

## Parking

Hardstanding on driveway for 2-3 vehicles

## Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band E

## 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



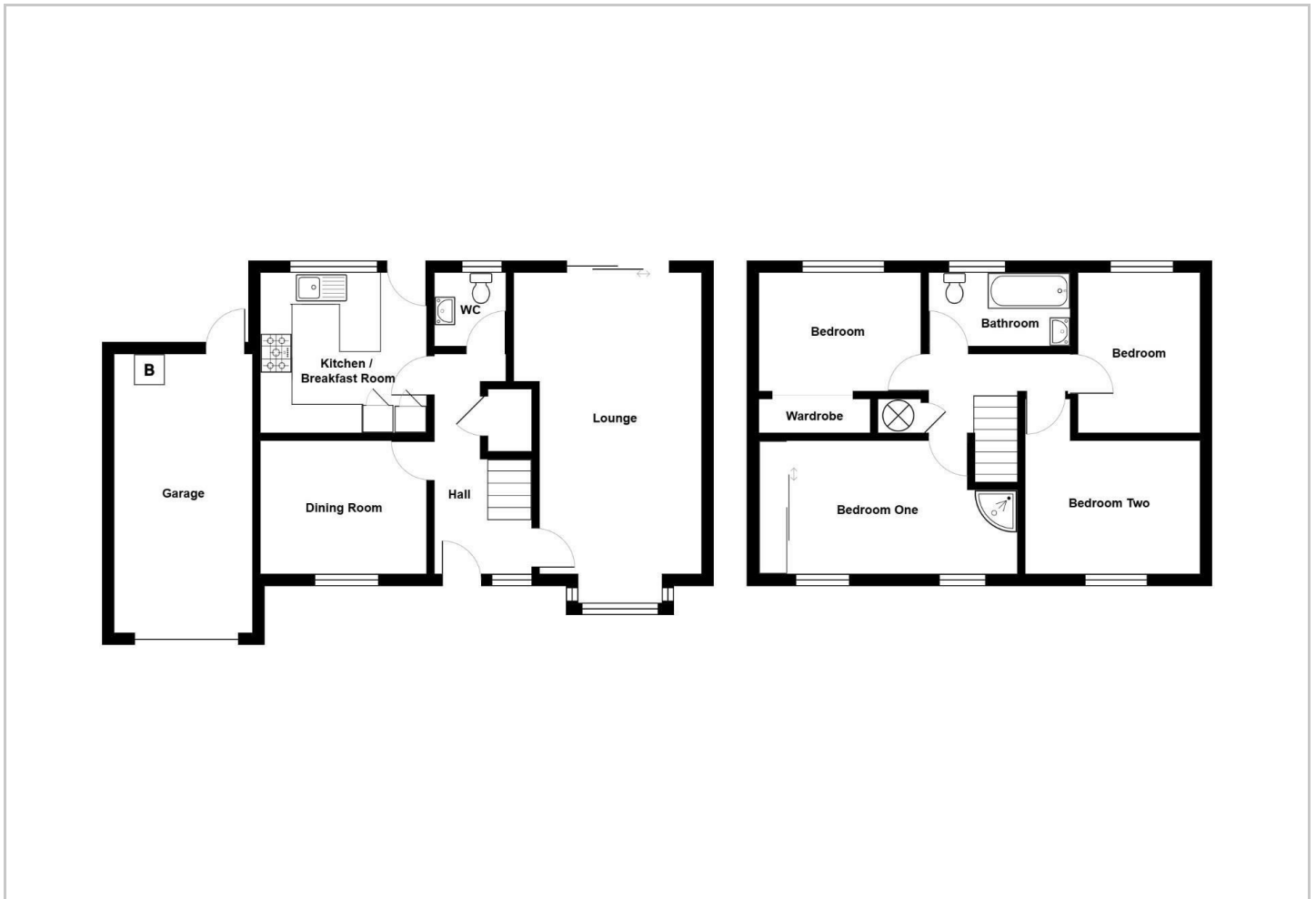
## Hybrid Map



## Terrain Map



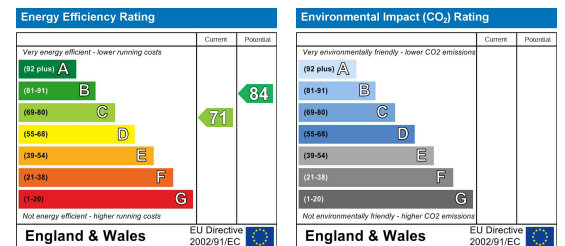
## Floor Plan



## 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.