



15 Courville Close, Alveston, Bristol, BS35 3RR

GUIDE PRICE £235,000

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PROPERTY OVERVIEW

Courville Close is a well presented, modern, managed village development for the over 60's. It is situated a short walk along David's Lane from the range of shops on Greenhill Parade and a short drive from the market town of Thornbury with High Street shops, cafes, restaurants, supermarkets, a leisure centre and golf club. Each house has its own private garden and the benefit of the communal grounds. No.15 is tucked away and overlooks splendid managed communal gardens. It also has a single garage in a nearby block.

The accommodation includes, hallway, cloakroom, dual-aspect lounge/dining room - with bay windows at each end, a smart recently fitted modern kitchen with a door to the garden, two generous first floor double bedrooms, a bathroom and a ground floor wet room. Benefits include gas central heating and Upvc double-glazing. The on-site Manager is available daily during weekdays. Each house has emergency pull-cords which operate 24 hours a day.

Location

Alveston is situated to the north of Bristol, some 4.3 miles from the M4/M5 interchange at Almondsbury, 7.2 miles from Bristol Parkway Station and 10.5 miles from the city centre - ideal for commuters. The Severn Bridge and the M48 (M4/South Wales) is 4.6 miles to the west. The village boasts a secondary school and St Helens Primary School. The parade of shops has an award-winning butcher, post office and other stores, plus a public house and two hotels. The market town and local centre of Thornbury is 1.3 miles to the north with leisure centre, high street shops, cafes and supermarkets.

Accommodation & Services

Managed Village Development For The Over 60's - Smartly Maintained Landscaped Grounds - recently landscaped garden - Off-Street Parking - Garage - On-Site Manager - Emergency Pull-Cord System - Gas Central Heating - Upvc Double-Glazing - Entrance Hall - Cloakroom - Open-Plan Lounge/Dining Room With Bay Window At Each End - Fitted Kitchen - Two Double Bedrooms - Shower Room.



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KEY DETAILS

- 2 Bedrooms
- Situated in the Managed Courville Close Development
- Minimum Age 60
- On-Site Manager
- 24 Hour Emergency Appello Pull Cord System
- Annual Service Charge £3,570.02

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Tenure: Freehold

Council Tax Band: D

Local Authority: South Gloucestershire

Vendors Onward Position:

No Onward Chain

EPC: C

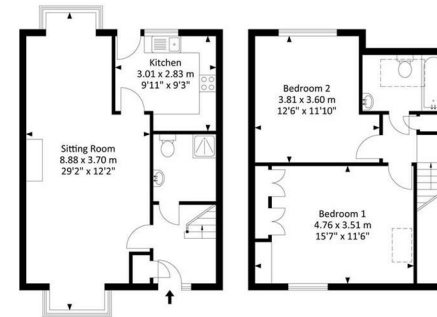
Viewing: By appointment only



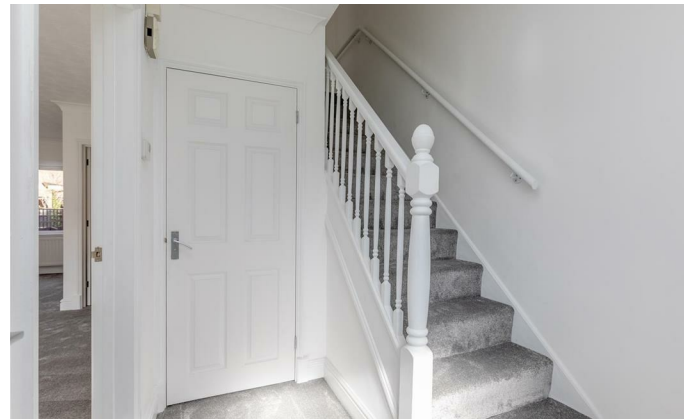
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Approx. Area 900.10 Sq.Ft - 83.60 Sq.M



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor plan produced by Energy Plus.



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Important Notice:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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