BONDS of THORNBURY

INDEPENDENT ESTATE AGENTS

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- WALKING DISTANCE OF HIGH STREET
- SOUGHT AFTER CUL DE SAC
- END TERRACE
- TWO RECEPTIONS
- KITCHEN
- CLOAKROOM
- MASTER BEDROOM WITH EN SUITE
- TWO FURTHER BEDROOMS
- FAMILY BATHROOM
- GARAGE AND GARDENS
- EPC 'D' COUNCIL TAX 'C' FREEHOLD
- NO CHAIN





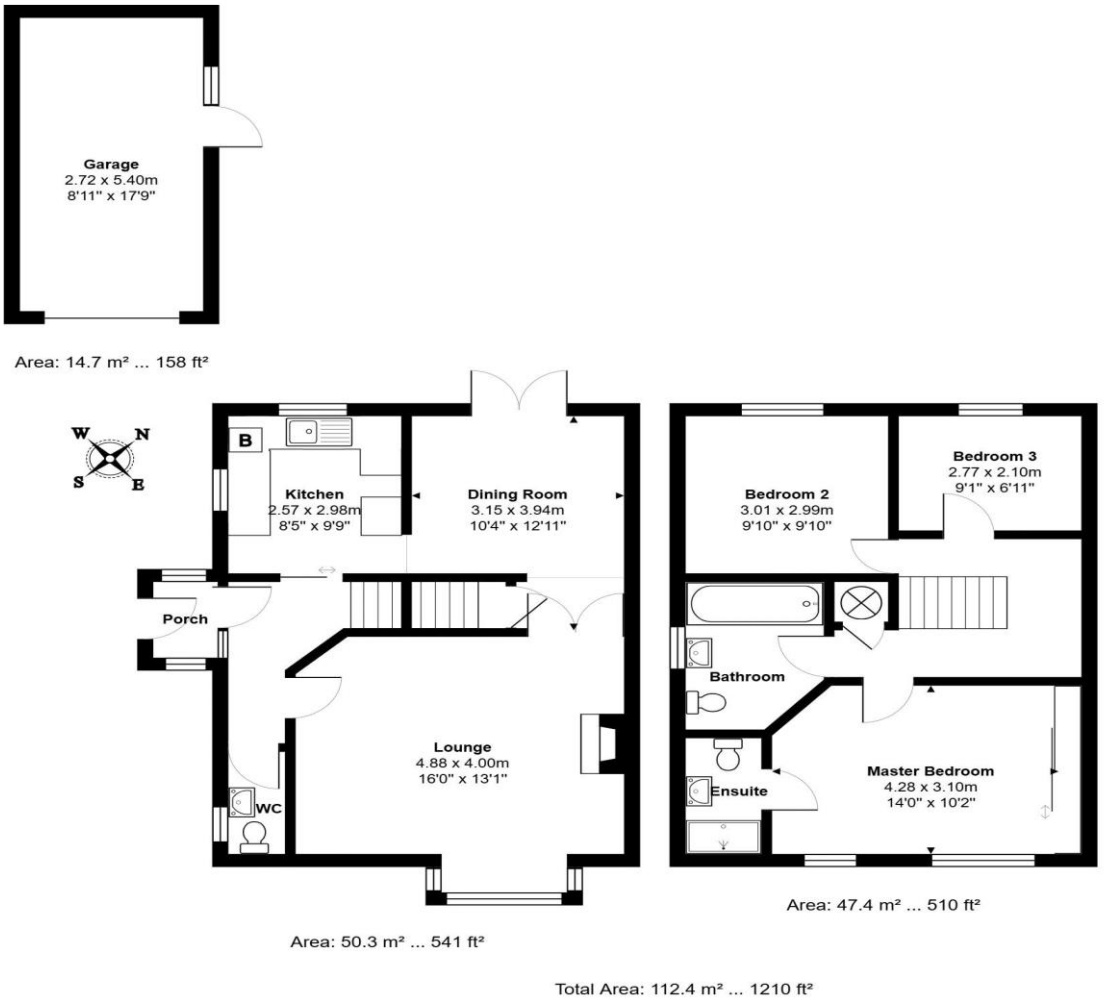


86 STAFFORD CRESCENT
THORNBURY
BRISTOL
BS35 1DH

£399,000

SITUATED IN THIS SOUGHT AFTER CUL DE SAC JUST OFF CASTLE STREET IS THE SPACIOUS END TERRACE WITH CLOAKROOM, KITHEN, TWO RECEPTIONS, MASTER BEDROOM WITH EN SUITE, TWO FURTHER BEDROOMS, FAMILY BATHROOM, GARAGE AND GARDEN. NO CHAIN . EPC 'D' COUNCIL TAX 'C" FREEHOLD

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)

86 Stafford Crescent Thornbury BRISTOL BS35 1DH	Energy rating **D**	Valid until:	**9 November 2036**
		Certificate number:	**9502-3968-8209-5356-2200**

Property type	End-terrace house
Total floor area	98 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).

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.