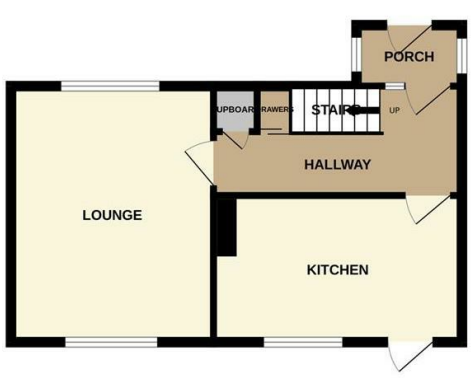
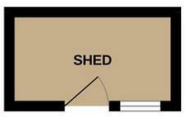
40 Down Road
Alveston, Bristol BS35 3JR

STEVE GOOCH
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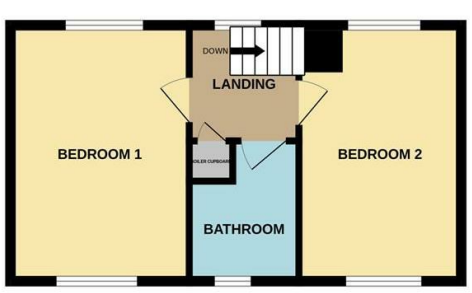


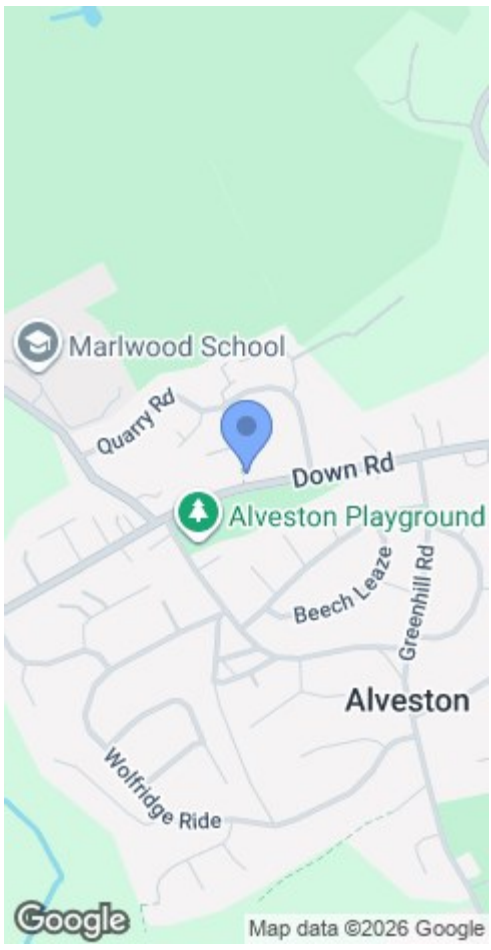
GROUND FLOOR



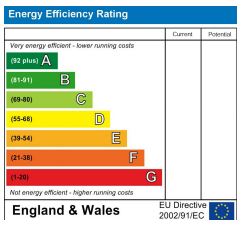


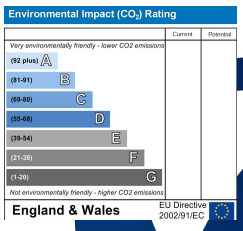
1ST FLOOR





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

£300,000

STUNNING BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM END TERRACED VILLAGE PROPERTY with GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, a GRAVELLED DRIVEWAY and a VERY PLEASANT ENCLOSED 44FT REAR GARDEN situated in a DESIRABLE CONVENIENT LOCATION.

Accommodation comprises PORCH, 12FT HALLWAY, 14FT DUAL ASPECT LOUNGE, FITTED KITCHEN with a breakfast bar, 14FT BEDROOM ONE, 14FT BEDROOM 2 and the BATHROOM with a modern white suite.

Outside at the front of the property you have a GRAVEL DRIVEWAY and around to the rear a VERY PLEASANT ENCLOSED 44FT GARDEN with patio, lawn and a useful storage shed.

Alveston is one of South Gloucestershire's most desirable villages, offering a friendly community, highly regarded primary school, village shop, public house and picturesque countryside walks. The nearby market town of Thornbury provides an excellent selection of independent shops, cafés, restaurants and supermarkets, while Junction 14 of the M5 is just a short drive away, providing excellent commuter links to Bristol, Gloucester and Cheltenham.















Double glazed front door leads into:

ENTRANCE PORCH
6'8 x 3'5 (2.03m x 1.04m)
Upvc double glazed windows to side elevations, cloaks hanging space, double glazed door leads into:

ENTRANCE HALLWAY
12'6 x 6' max (3.81m x 1.83m max)
Built in storage cupboards and drawers, oak style laminate flooring, single radiator, downlighters, stairs leading off.

LOUNGE
14'5 x 11'3 (4.39m x 3.43m)
Double radiator, oak style laminate flooring, coved ceiling with downlighters, tv point, upvc double glazed windows to front and rear elevations.

KITCHEN
12'8 x 8'1 max (3.86m x 2.46m max)
Base and wall mounted units, laminated worktops, tiled splashback, single drainer stainless steel sink unit with a mixer tap, built in electric oven, ceramic hob, stainless steel splashback, plumbing for automatic washing machine, space for fridge/freezer, breakfast bar, single radiator, downlighters, double glazed door and upvc double glazed window to rear elevation overlooking the garden.

From the entrance hallway stairs lead to the first floor.

LANDING
Access to partially boarded loft space with lighting, downlighters, cupboard housing the gas fired central heating boiler, double glazed window to front elevation overlooking the surrounding area.

BEDROOM 1
14'4 x 9'1 (4.37m x 2.77m)
Downlighters, single radiator, upvc double glazed windows to front and rear elevations overlooking the surrounding area.

BEDROOM 2
14'4 x 8'6 max (4.37m x 2.59m max)
Single radiator, downlighters, upvc double glazed windows to front and rear elevations.

BATHROOM
8' x 6'6 max (2.44m x 1.98m max)
Modern white suite comprising panelled bath with a mixer tap and shower unit over, low level w.c., wash hand basin with a mixer tap and drawers below, partially tiled walls, downlighters, chrome heated towel rail, upvc double glazed window to rear elevation.

OUTSIDE
To the front there is a gravelled driveway providing off road parking with electric car charging having fencing, walling and hedgerow surround.

A personal access gate to the side gives access via a concreted pathway to the very pleasant enclosed rear garden measuring approximately 44ft in length with a block paved patio, lawn, trees, plants, bushes, lighting, external water and power supplies and a:

STORAGE SHED
9'4 x 5' (2.84m x 1.52m)
Power, lighting, window and door to side elevation.

SERVICES
Mains water, electricity, drainage and gas.

WATER RATES
To be advised.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

LOCAL AUTHORITY
Council Tax Band: B
South Gloucestershire Council, Civic Centre, High Street, Kingswood, Bristol, BS15 9TR

TENURE
Freehold.

VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
On reaching Alveston on the A38 turn right where signposted into Green Hill and proceed along here until turning right into Down Road where the property can be located on the right hand side.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).