

HUNTERS[®]

HERE TO GET *you* THERE



Queens Walk

Thornbury, Bristol, BS35 1SS

£327,500



Council Tax: C



27 Queens Walk

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Entrance

Via double glazed composite front door opening to

Hallway

Staircase rising to first floor and radiator

Lounge

13'8" x 12'7" (4.19m x 3.84m)

uPVC double glazed window to front. Useful under stairs storage recess. Feature electric fireplace and radiator

Kitchen/diner

15'8" x 10'4" (4.78m x 3.16m)

uPVC double glazed window to side and rear with obscure double glazed door opening to rear garden. Range of various floor and wall units with contrasting work surfaces incorporating stainless steel sink unit and plumbed for washing machine. Built in electric oven and four ring ceramic hob with extractor hood over, integral fridge freezer, tiled floor and radiator

Landing

Access to loft, uPVC double glazed window to side

Bathroom

Obscure uPVC double glazed window to rear. White suite comprising W.C, wash hand basin and panelled bath with tiled walls and shower over. Radiator

Bedroom 1

13'3" x 8'11" (4.06m x 2.73m)

uPVC double glazed window to front, recess for wardrobe and radiator

Bedroom 2

9'3" x 9'2" (2.84m x 2.81m)

uPVC double glazed window to rear, built in wardrobe and radiator

Bedroom 3

10'0" x 6'7" (3.06m x 2.03m)

uPVC double glazed window to front, over stairs storage cupboard and radiator

Front Garden

Open plan lawn fronting onto walkway

Rear Garden

Enclosed level garden with small lawn, paved patio and raised deck. Water tap and side access with gate.

Garage

Single detached garage with up and over door

Parking

Hardstanding for 2 vehicles

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; Band C

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



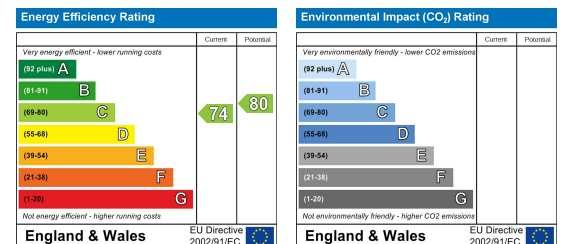
Floor Plan



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.