HUNTERS®

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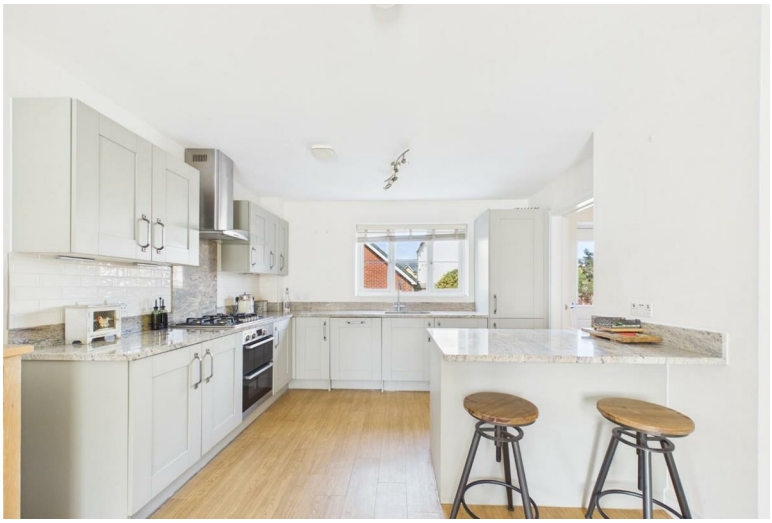
Speckled Wood Road

Thornbury, BS35 1FJ

Offers Over £635,000

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Council Tax: F

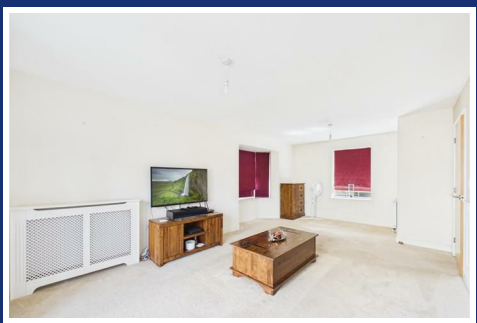
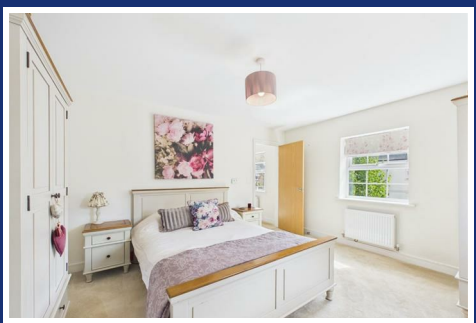




10 Speckled Wood Road

Thornbury, BS35 1FJ

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Entrance
Via security locking front door opening to

Hallway
Staircase rising to first floor, cloaks cupboard and radiator

Cloakroom
W.C. wash hand basin, extractor fan and radiator

Lounge
21'3" x 11'5" (6.48m x 3.50m)
uPVC double glazed window to front, double glazed bay window to side and French doors opening to rear garden. Feature wall with panelling to dado level. 2 x radiators

Kitchen/diner
21'3" x 11'7" (6.48m x 3.54m)
uPVC double glazed windows to both front, side and rear. Range of floor and wall units with contrasting granite work surfaces with feature peninsular unit incorporating breakfast bar. Integral double bowel stainless steel sink, oven, 5 burner sink unit with extractor hood over, integral dishwasher and fridge/freezer. 2 x radiators

Utility Room
7'1" x 6'1" (2.17m x 1.86m)
Double glazed door to rear. Under stairs storage cupboard and base unit incorporating granite work surface with integral stainless steel sink unit. Plumbed for washing machine and wall mounted gas central heating boiler. Radiator

First Floor Landing
uPVC double glazed windows to front and rear with airing cupboard, staircase rising to second floor and 2 x radiators

Family Bathroom
Obscure uPVC double glazed window to rear with white suite comprising W.C, wash hand basin and panelled bath with tiled walls, glass shower screen and shower attachments. Radiator

Bedroom 1
14'8" x 11'7" (4.48m x 3.55m)
uPVC double glazed windows to front and side. Radiator

En-suite
Obscure uPVC double glazed window. W.C. wash hand basin and tiled shower enclosure. Radiator

Bedroom 3
11'6" x 11'5" (3.52m x 3.48m)
uPVC double glazed window and radiator

Bedroom 4
11'5" x 9'3" (3.50m x 2.82m)
uPVC double glazed window and radiator

Second Floor Landing
Double glazed skylight, large storage cupboard and radiator

Shower Room
Double glazed skylight, W.C, wash hand basin and tiled shower enclosure. Radiator

Bedroom 2
15'3" x 11'8" (4.65m x 3.57m)
uPVC double glazed dormer window to front and double glazed skylight to the rear. 2 x radiators

Bedroom 5
11'7" x 7'11" (3.55m x 2.43m)
uPVC double glazed dormer window to front and radiator

Rear Garden
Enclosed, secure and private level garden with a South Westerly aspect. Mainly laid to lawn there is a paved patio, raised planters, water tap and side gate to garage

Double garage
Double detached garage with dual up and over doors, power and light.

Parking
Ample parking on block paved driveway for 4 large vehicles

Material Information - Thornbury
Tenure Type; Freehold
Council Tax Banding; South Gloucestershire Band F

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

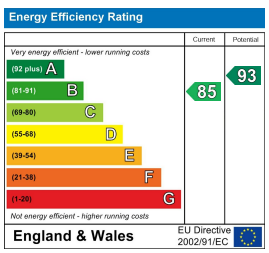


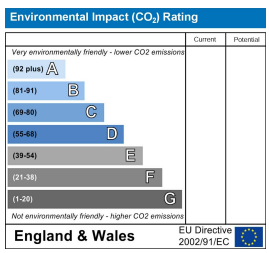


Viewing

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.

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