

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- DETACHED THREE BEDROOMED BUNGALOW
- LARGE LEVEL REAR GARDEN
- GARAGE AND LONG DRIVEWAY
- LOUNGE
- DINING ROOM
- KITCHEN
- CONSERVATORY
- SHOWER ROOM PREVIOUSLY BATHROOM
- PLUS SEPARATE CLOAKROOM
- SHORT CHAIN
- FREEHOLD, COUNCIL TAX 'E' EPC 'D'

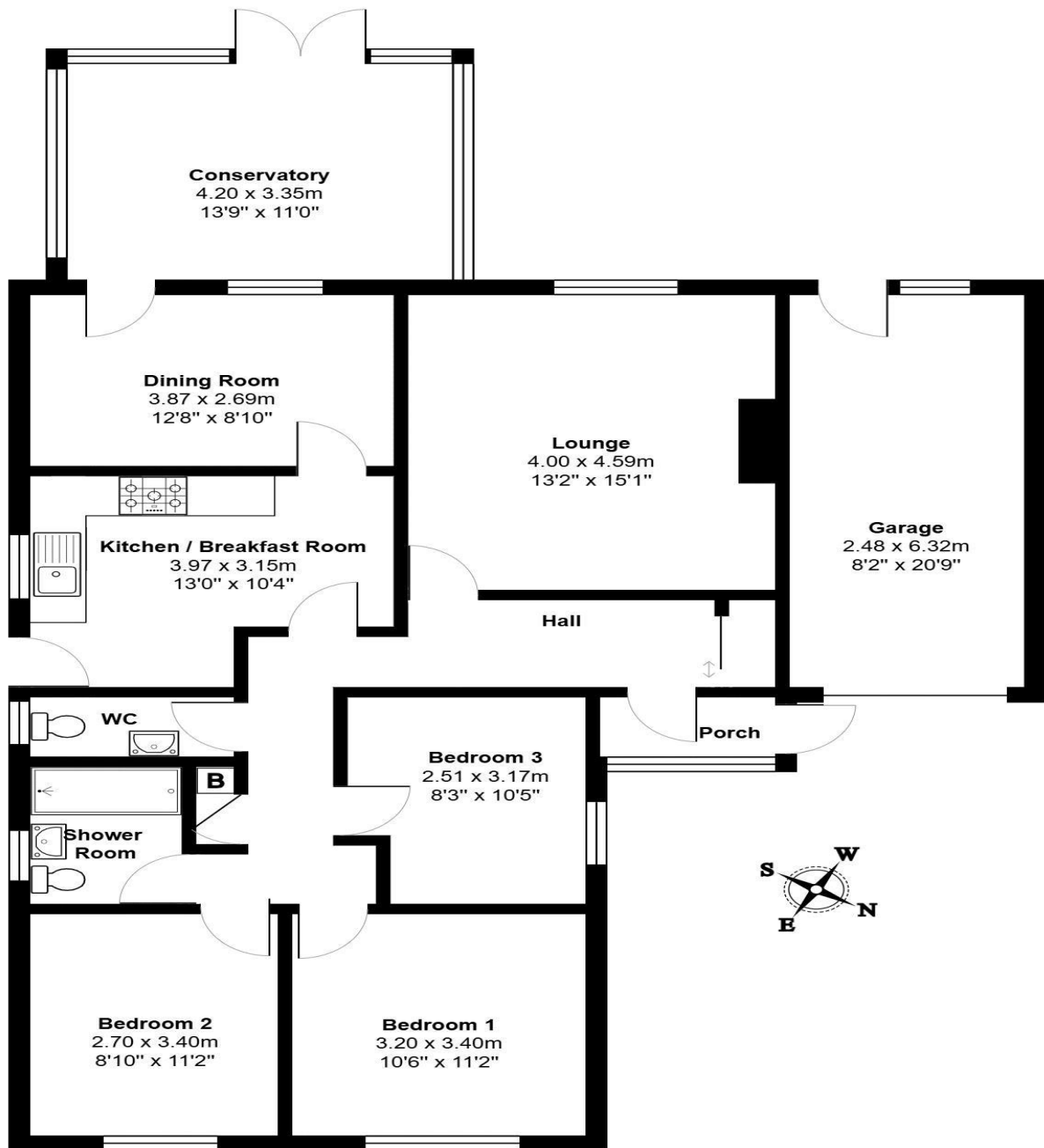


92 JUBILEE DRIVE
THORNBURY
BRISTOL
BS35 2YJ

GUIDE PRICE £485,000

SITUATED IN THIS WELL MAINTAINED AND SOUGHT AFTER CUL DE SAC, IS THIS DETACHED BUNGALOW WITH ENTRANCE PORCH, TWO RECEPTIONS, CONSERVATORY, KITCHEN, CLOAKROOM, THREE BEDROOMS, SHOWER ROOM AND GOOD SIZE GARDEN. GARAGE WITH DRIVEWAY AND PARKING FOR SEVERAL VEHICLES. SUPERB ENCLOSED REAR GARDEN. SHORT CHAIN AND RECOMMENDED. EPC 'D' COUNCIL TAX 'E' 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.



Area: 124.2 m² ... 1337 ft²



Energy performance certificate (EPC)

92 Jubilee Drive Thornbury BRISTOL BS35 2YJ	Energy rating	Valid until:	8 April 2036
	D	Certificate number:	2000-2916-0822-4604-3463

Property type Detached bungalow

Total floor area 91 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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.