

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- SUPERB INDIVIDUAL MODERN DETACHED HOME
- TWO RECEPTIONS
- OPEN PLAN KITCHEN/DINER
- UTILITY ROOM AND WC
- MASTER BEDROOM WITH NEWLY REFITTED EN SUITE
- THREE FURTHER BEDROOMS
- LONG DRIVEWAY AND PARKING
- SOLAR PANELS AND ELECTRIC CAR CHARGING POINT
- SOUTH FACING EASY MAINTENANCE PRIVATE GARDEN
- EPC 'A' COUNCIL TAX 'E' FREEHOLD AND FREE.
- HIGHLY RECOMMENDED

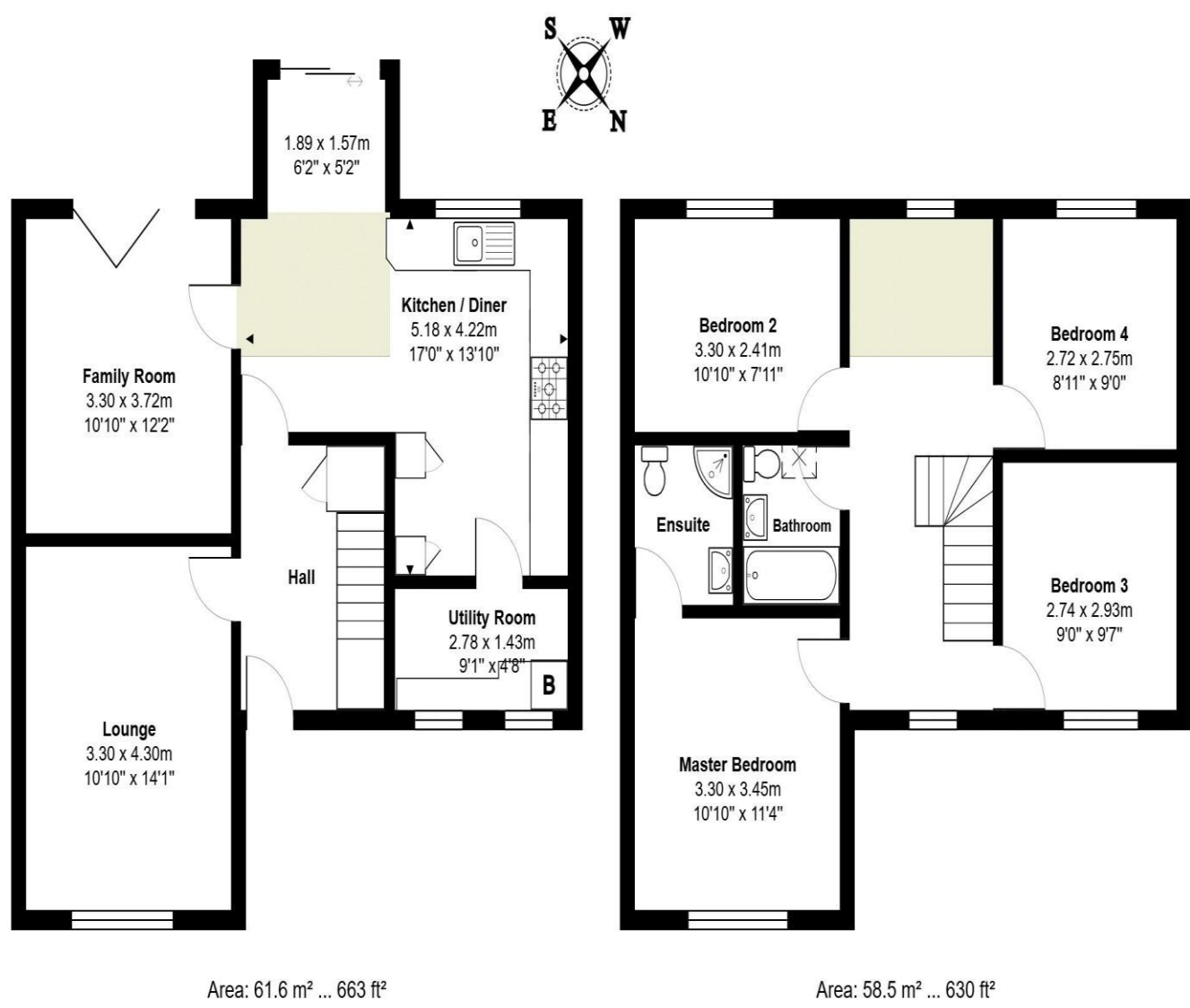


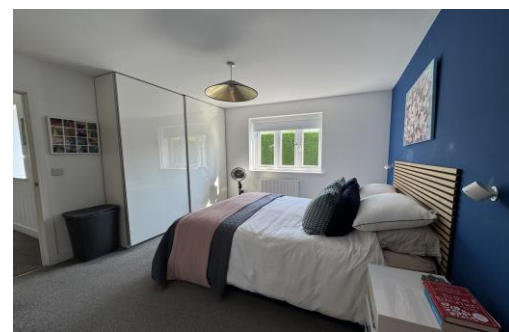
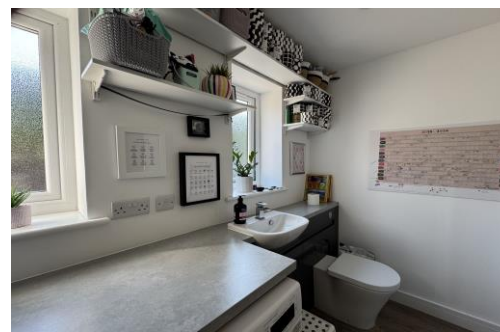
44A GLOUCESTER ROAD
ALMONDSBURY
BRISTOL
BS32 4HB

£675,000

THIS IMMACULATE INDIVIDUAL FAMILY HOME OFFERS LOUNGE, FAMILY ROOM, LARGE OPEN PLAN KITCHEN/DINER, UTILITY ROOM WITH WC, OPEN PLAN LANDING LOOKING DOWN ONTO KITCHEN, MASTER BEDROOM WITH NEWLY FITTED EN SUITE, THREE FURTHER BEDROOMS, FAMILY BATHROOM. LONG DRIVEWAY WITH PARKING AND ENCLOSED EASY MAINTENANCE SOUTH FACING REAR GARDEN. SOLAR PANELS AND ELECTRIC CAR CHARGER. HIGHLY RECOMMENDED. EPC 'A' COUNCIL TAX 'E' FREEHOLD AND FREE

ALMONDSBURY AND LOWER ALMONDSBURY Running along both sides of the A38 and then dropping down the hill into the village of Lower Almondsbury, the combined population of these two villages is approximately 4700. Lower Almondsbury is where the local village school is located and there is also a health centre, a dentist and a church in the lower village. The area is served by a very busy community shop and there are two pubs, The Bowl in Lower Almondsbury and The Swan in the upper village. The village also has close by tennis, golf and football clubs.





Energy performance certificate (EPC)

44a Gloucester Road Almondsbury BRISTOL BS32 4HB	Energy rating A	Valid until: 19 July 2036
		Certificate number: 0310-2060-8630-2626-2435

Property type

Detached house

Total floor area

117 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 A. It has the potential to be A.

[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.