HUNTERS®

HERE TO GET *you* THERE



Upper Tockington Road

Tockington, BS32 4LQ

Offers In The Region Of £460,000

3 | 1 | 2 | E

Council Tax: E





Greenways Upper Tockington Road

Tockington, BS32 4LQ

Offers In The Region Of £460,000





Entrance
Via security locking PVC front door opening to small hallway.

Hallway
Staircase rising to first floor. Wall mounted security alarm panel.

Lounge
14'0" x 10'8" (4.27m x 3.27m)
UPVC double glazed window to front incorporating window seat. Feature stone open fireplace with tiled hearth, understairs storage cupboard and radiator.

Dining Room
17'11" x 10'9" (5.47m x 3.28m)
UPVC double glazed windows to side and rear. Tiled fireplace incorporating living flame gas fire. Radiator.

Kitchen
10'4" x 10'0" (3.17m x 3.05m)
UPVC double glazed window to side. Basic range of floor and wall units with worksurfaces incorporating stainless steel single drainer sink unit. Plumbing for washing machine, space for gas/electric cooker. Radiator.

Rear Lobby
Security locking door to rear garden. UPVC double glazed window to side. Radiator.

Shower Room
Obscure UPVC double glazed window to side. WC, wash hand basin and shower tray with tiled walls and shower unit over. Radiator.

Landing
UPVC double glazed window to side. Access to loft

Bedroom 1
14'8" x 7'6" (4.48m x 2.31m)
UPVC double glazed window to front. Concealed fireplace and large walk in wardrobe. Radiator.

Bedroom 2
11'1" x 8'8" (3.39m x 2.66m)
UPVC double glazed window to rear. Plumbing and radiator.

Bedroom 3
8'8" x 11'1" (2.66m x 3.39m)
UPVC double glazed window to rear. Radiator.

Front Garden
Small Lawn

Rear Garden
Divided into two sections. The area nearest the Cottage has a large brick built outhouse/workshop with power and light. There is a lawn with gate providing access to rear section of the gardens that are a few meters away.

Large Established Garden 2
Very large established plot incorporating numerous mature trees (potential small Pony paddock!) timber shed with power.

Garage
Single detached prefabricated garage with up and over door. Some additional hardstanding for numerous vehicles behind 5 bar gate.

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

Anti-Money Laundering Regulations

''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



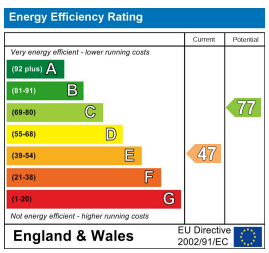
Floor Plan

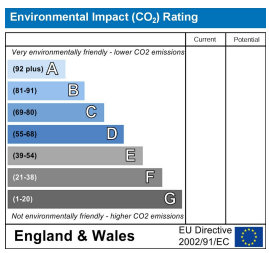


Viewing

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.

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