

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Courville Close

Alveston, Bristol, BS35 3RR

£230,000



Council Tax:



# 5 Courville Close

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This desirable end-terrace house presents an excellent opportunity for those seeking a comfortable retirement home with generous corner plot gardens. Enjoying a private position that is tucked away from the main thoroughfare, the property boasts two well-proportioned bedrooms, making it ideal for the over 60's couple or individual looking to downsize to a development where there is an on site warden and management support. Upon entering, you are welcomed into a cosy reception room that offers a perfect setting for relaxation or entertaining guests. The layout is both practical and appealing, ensuring that every corner of the home is utilised effectively. There is a ground floor shower room and additional first floor bathroom providing essential amenities for daily living. One of the notable features of this property is the generous corner garden that provides a blank canvas for the new owners to put their own stamp on a virgin plot. In summary, this end-terrace house in Alveston is a wonderful opportunity for anyone looking to settle in a pleasant community. With its two bedrooms, inviting reception room, and useful garage, it is a property that promises comfort and practicality in equal measure. NO CHAIN.

## Entrance

Via covered open fronted canopy porch to front door providing access to hallway

## Hallway

Staircase rising to first floor, Cupboard housing gas central heating boiler. Radiator

## Shower Room

W.C, wash hand basin and shower enclosure. Extractor fan and radiator

## Living Room

24'5" x 12'2" (7.45m x 3.71m)

Double glazed window to front with double glazed bay window to the rear. Mock feature fireplace incorporating gas fire, two radiators

## Conservatory

10'4" x 8'6" (3.15m x 2.60m)

Hardwood double glazed structure with French doors opening onto the garden

## Kitchen

9'10" x 9'3" (3.0m x 2.82m)

Double glazed window to rear and door to rear. Range of various floor and wall units with work surfaces that incorporate a sink unit, plumbed for washing machine and space for appliances. Radiator

## Landing

Access to loft (inc loft ladder) and airing cupboard

## Bedroom 1

4.79m x 3.58m

Double glazed window to front. Range of built in cupboards and wardrobes. Radiator

## Bedroom 2

3.72m x 3.57m

Upvc double glazed window to rear, radiator

## Bathroom

Double glazed skylights, W.C, wash hand basin, bidet and panelled bath. Radiator

## Front Garden

Small shrub borders with open outlook onto lawned area with established tree

## Rear Garden

Generous level corner plot maid to lawn with concrete patio and two sheds. Side gate

## Garage

Single garage with electric up and over door, workbench and shelving

## Material Information - Thornbury

Tenure Type; Freehold

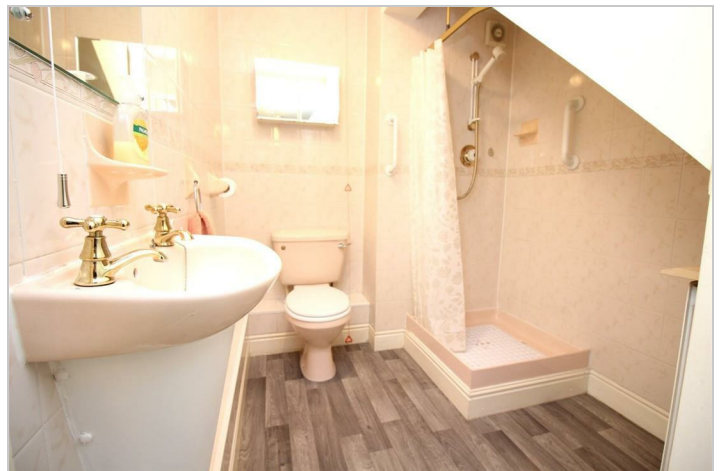
Annual Service Charge Amount £3,600

Council Tax ; South Gloucestershire Band D

EPC Band; C

## 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



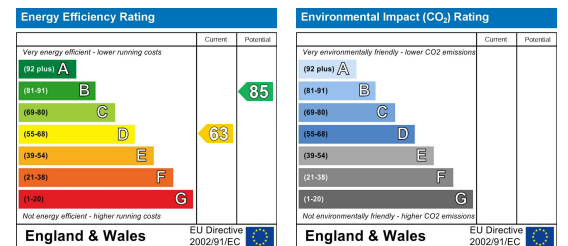
## Terrain Map



## 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.