

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Upper Tockington Road

Tockington, Bristol, BS32 4LQ

£725,000



Council Tax: F





# The Laurels Upper Tockington Road

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£725,000



## Entrance

Via tiled open fronted porch to hardwood front door providing access to hallway.

## Hallway

Cloaks cupboard, door to garage, cupboard housing safe.

## Cloakroom

WC, wash hand basin and window to side.

## Lounge

12'7" x 11'10" (3.85m x 3.63m)

Hardwood frame double glazed casement windows to front. Double glazed window to rear. Open fireplace with attractive Minster stone surround. 2 Radiators.

## Dining Room

12'11" x 8'6" (3.94m x 2.60m)

UPVC double glazed window to rear. Radiator.

## Sun Lounge

14'8" x 12'7" (4.48m x 3.85m)

Hardwood framed double glazed windows overlooking rear garden with French doors opening to side. Double glazed Skylight, Radiator.

## Snug

14'2" x 8'8" (4.34m x 2.65m)

Window to side, open fireplace with slate surround and radiator.

## Kitchen

16'9" x 6'5" (5.12m x 1.97m)

Cottage style windows with secondary double glazed to both front and side. Range of timber fronted floor and wall units with contrasting worksurfaces incorporating sink unit, integral oven and 4 ring ceramic hob, extractor fan and radiator.

## Pantry

Walk in pantry with plumbing for washing machine.

## First Floor Landing

Double glazed window to side

## Bedroom 1

12'2" x 12'0" (3.73m x 3.66m)

Double glazed windows to front and rear. Built in wardrobe, access to loft and radiator.

## Bedroom 2

12'0" x 10'4" (3.68m x 3.17m)

Double glazed hardwood window to front, built in cupboard and radiator.

## Bedroom 3

10'8" x 10'4" (3.27m x 3.16m)

Double glazed hardwood window to front and radiator.

## Bedroom 4/Study

9'3" x 6'4" (2.83m x 1.95m)

Double glazed Dormer window to rear, built in cupboards and shelving, access to loft. Radiator.

## Bathroom

11'2" x 8'7" (3.42m x 2.63m)

Double glazed window to rear with single glazed Louvre window to side. WC, vanity unit incorporating wash hand basin, large cupboard housing Worcester gas central heating boiler. Radiator.

## Front Garden

Small enclosed area laid to paving slabs with established shrub hedging.

## Rear Garden

Large private level garden incorporates numerous established shrubs and mature trees, generous lawn and paved patio. There are well planted borders with rockeries and pond, further more there is a vegetable patch that incorporates a fruit garden. Timber shed and aluminium framed greenhouse.

Tel: 01454 411522

### Conservatory/Potting Shed

11'5" x 8'9" (3.50m x 2.69m)

Double glazed polycarbonate roof, hardwood windows and door opening to rear garden, flagstone floor.

### Garage

20'3" x 11'3" (6.18m x 3.45m)

Double doors opening to front, power and light.

### Workshop

11'6" x 8'5" (3.53m x 2.57m)

To the rear of the garage with windows and door opening to the rear garden there is power and light.

### Parking

There is hardstanding in front of the garage for 2 vehicles.

### Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; Band F

### 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"





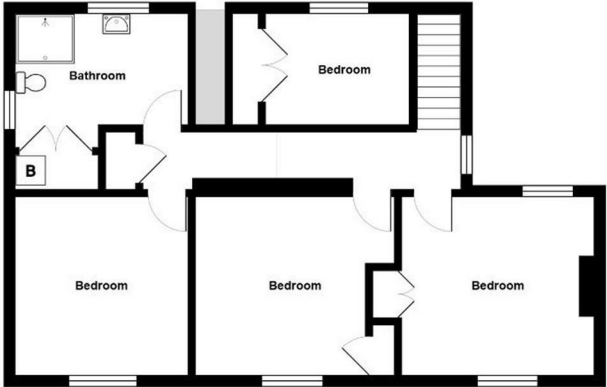
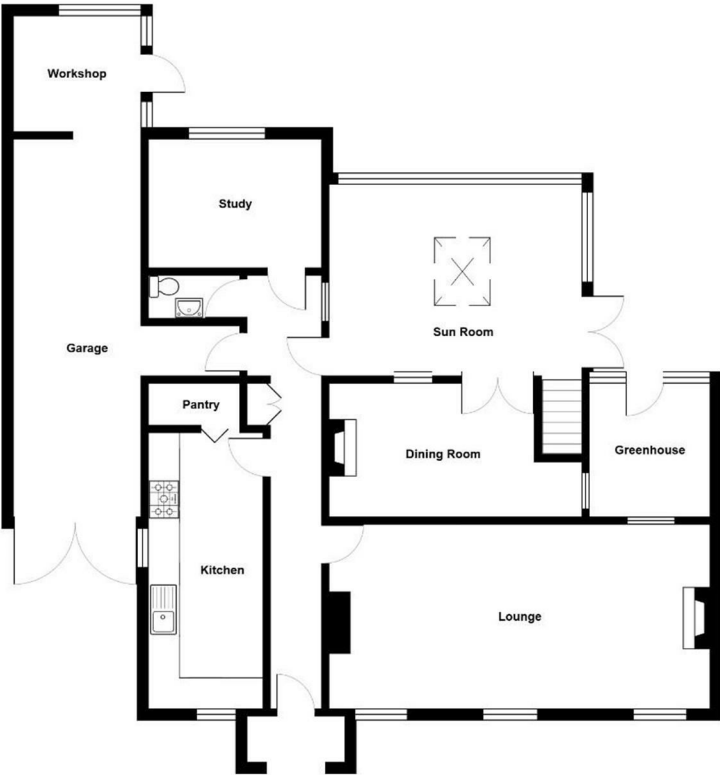
Road Map



Hybrid Map



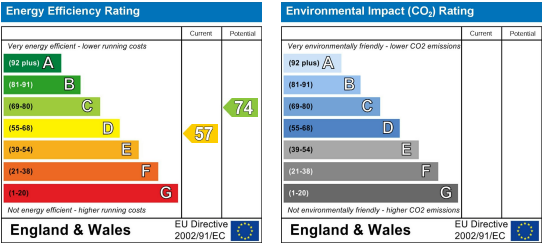
Terrain Map



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.