

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- CORNER PLOT EXTENDED DETACHED FAMILY HOME
- FOUR RECEPTIONS
- KITCHEN
- GROUND FLOOR SHOWER ROOM
- FOUR FURTHER DOUBLE BEDROOMS
- FAMILY BATHROOM
- DOUBLE GARAGE AND DRIVEWAY
- WELL TENDED SUNNY GARDENS
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- EPC 'D' COUNCIL TAX 'F' FREEHOLD



10 GREENWOOD DRIVE
ALVESTON
NR BRISTOL
BS35 3RH

GUIDE PRICE £625,000

SITUATED IN THIS PRESTIGIOUS AREA, OFF WOLFRIDGE RIDE, IS THIS SPACIOUS EXTENDED FLEXIBLE FAMILY HOME.

THE PROPERTY COMPRISES OF KITCHEN, BREAKFAST ROOM, DINING ROOM, LOUNGE, SITTING ROOM/BEDR00M 5 WITH GROUND FLOOR SHOWER ROOM. UPSTAIRS IS A LARGE LANDING WITH FOUR DOUBLE BEDROOMS AND FAMILY BATHROOM. THE PROPERTY STANDS ON A GOOD SIZE CORNER PLOT OF MUCH-LOVED WELL TENDED GARDENS AND HAS THE BENEFIT OF A DOUBLE GARAGE AND DRIVEWAY. EPC 'D' COUNCIL TAX 'F' FREEHOLD

ALVESTON AND RUDGEWAY Situated just off the A38, Alveston and Rudgeway have a population of around 3000. Developed around the old village, mainly in the 1960's and 1970's, Alveston has a small arcade of shops including an award winning butcher, a greengrocer, excellent cafe, pharmacy and general store, as well as an 8 til late convenience store located elsewhere in the village and a Post Office. There are two pubs in Alveston and Rudgeway and the village also has a primary school and a secondary school, church and village hall.





Energy performance certificate (EPC)

10 Greenwood Drive Alveston BRISTOL BS35 3RH	Energy rating D	Valid until: 25 August 2036
		Certificate number: 2650-3065-3208-1516-8200

Property type Detached house

Total floor area 152 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.



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