

HUNTERS[®]

HERE TO GET *you* THERE



Bockenem Close

Thornbury, BS35 2XH

Guide Price £550,000

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Council Tax:



7 Bockenem Close

Thornbury, BS35 2XH

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Entrance Hall

6'1" x 15'0" (1.86 x 4.59)

Via uPvc door opening to bright hallway, stairs rising to first floor with storage under

Lounge

10'11" x 16'8" (3.35 x 5.09)

uPVC double glazed bay front window along with statement fireplace through glass double doors into

Dining Room

10'11" x 8'9" (3.33 x 2.69)

uPVC double glazed windows, tiled floor with uPVC double glazed sliding door to conservatory

Conservatory

10'9" x 9'11" (3.29 x 3.03)

1/4 brick with uPVC double glazed structure with double doors leading out to garden

Kitchen

12'6" x 8'10" (3.82 x 2.7)

uPVC double glazed windows, fitted kitchen units including integral oven with hob and extractor, full size fitted dishwasher and fitted fridge

Utility

6'0" x 4'5" (1.83 x 1.37)

Fitted cupboards for extra storage and space for washing machine, tumble drier and tall freezer.

Downstairs WC

5'10" x 3'0" (1.8 x 0.92)

Frosted uPVC double glazed window, fitted basin and toilet

Office

6'0" x 8'3" (1.83 x 2.52)

uPVC window

Upstairs landing

Large airing cupboard and access to part boarded loft with light and ladder.

Bedroom 1

11'1" x 13'0" (3.4 x 3.98)

uPVC bay fronted double glazed window, built in wardrobes, access to ensuite

Bed 1 ensuite

6'0" x 5'6" (1.85 x 1.68)

uPVC frosted window, power shower with glass surround, toilet and basin with storage.

Bedroom 2

9'1" x 9'4" (2.78 x 2.87)

uPVC double glazed windows, built in wardrobes with ample storage

Bedroom 3

12'5" x 7'9" (3.79 x 2.38)

uPVC windows with roller blinds

Bedroom 4

11'4" x 7'2" (3.47 x 2.20)

uPVC double glazed window with roller blind

Family bathroom

6'2" x 6'9" (1.89 x 2.06)

uPVC frosted windows with tiled flooring, bath with overhead shower, basin unit with storage and toilet

Rear Garden

Generous garden, side access to driveway, access to double garage. Divided into decking, lawn and raised planter areas the garden is well established with an array of bedding plants, trees and shrubs and benefits from a large storage shed.

Double garage

16'8" x 16'7" (5.1 x 5.08)

Double garage with power and space for over head storage

AML

"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



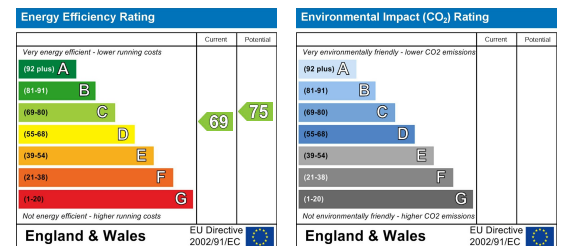
Floor Plan



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.