

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Wainbridge Crescent

Bristol, Gloucestershire, BS35 4LJ

£310,000



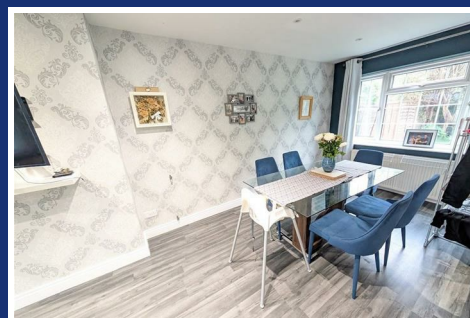
Council Tax: B



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## Entrance

Via wood effect uPVC double glazed front door opening to

## Hallway

uPVC double glazed window to side, electric meter cupboard, radiator and staircase rising to first floor

## Living Room

24'7" x 13'3" (7.50m x 4.04m)

uPVC double glazed windows to front and rear. Under stairs storage cupboard and radiator. Open plan to kitchen

## Kitchen

9'7" x 7'5" (2.93m x 2.27m)

uPVC double glazed window to side. Range of floor and wall units with contrasting work surfaces incorporating stainless steel sink unit, plumbed for washing machine. Space for fridge/freezer and electric cooker. part glazed door to rear garden

## Landing

uPVC double glazed window to to side, access to loft, airing cupboard housing has central heating boiler

## Bathroom

Obscure uPVC double glazed window to rear. White suite comprising wash hand basin and panelled bath with shower over. Tiled floor and heated towel rail

## Bedroom 1

11'4" x 9'6" (3.46m x 2.90m)

uPVC double glazed window to front, built in wardrobe and radiator

## Bedroom 2

11'2" x 9'7" (3.42m x 2.94m)

uPVC double glazed window to rear, built in wardrobe and radiator

## Bedroom 3

8'1" x 6'6" (2.48m x 2.0m)

uPVC double glazed window to side and radiator

## Garage

Single detached with up and over door, personal door to side and power & light

## Parking

Hardstanding on driveway for several vehicles

## Front Garden

Open plan lawn

## Rear Garden

Enclosed level private garden laid to lawn with paved patio and established shrub hedging. Side gate.

## Material Information - Thornbury

Tenure Type; Freehold  
Council Tax Banding; B

## Anti-money Laundering

"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



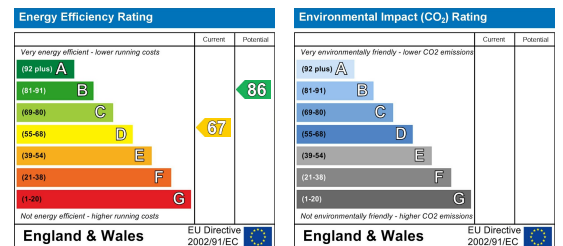
### Terrain Map



### 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.