

# BONDS *of* THORNBURY

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- SITUATED WITHIN A SHORT WALK OF HIGH STREET
- IN A SMALL SELECT CUL DE SAC
- THREE BEDROOMED SEMI DETACHED OVERLOOKING CHANTRY PLAYING FIELD
- TWO RECEPTIONS
- FITTED KITCHEN
- CLOAKROOM
- REFITTED SHOWER ROOM
- NEW GAS CH
- GARAGE AND DRIVEWAY
- FREEHOLD EPC 'D' COUNCIL TAX 'D'
- PROBATE APPLIED FOR
- NO CHAIN

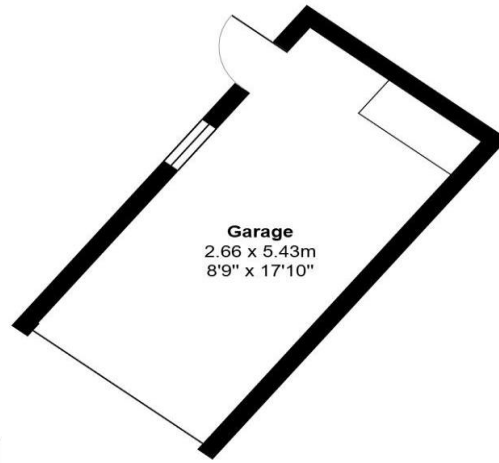


**74 STAFFORD CRESCENT  
THORNBURY  
BRISTOL  
BS35 1DH**

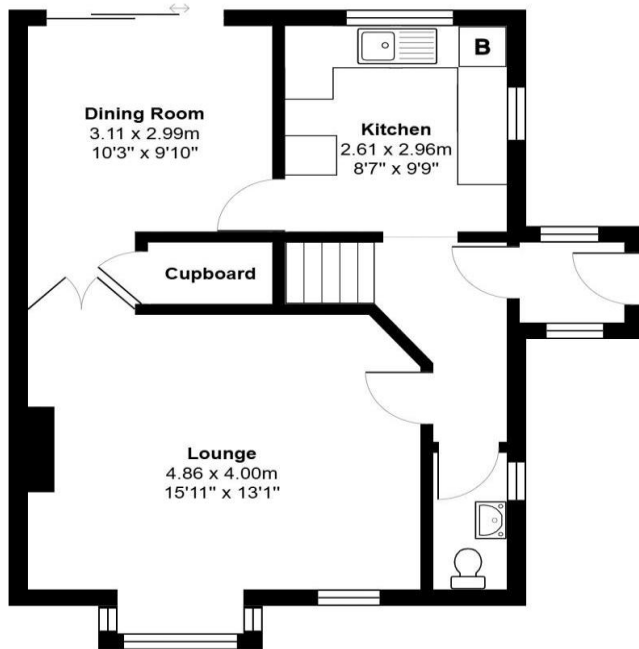
**GUIDE PRICE £399,000**

SITUATED JUST OFF CASTLE STREET, WITH A FOOTPATH THROUGH TO THE CUL DE SAC IS THIS MUCH LOVED HOME, WHICH HAS BEEN IN THE SAME FAMILY SINCE NEW. THE WELL PLANNED ACCOMODATION OFFERS TWO RECEPTIONS, CLOAKROOM, FITTED KITCHEN, REFITTED SHOWER ROOM, MASTER BEDROOM WITH DRESSING AREA (COULD BE MADE INTO EN SUITE), TWO FURTHER BEDROOMS, GARAGE AND DRIVEWAY. LOVELY ENCLOSED REAR GARDEN DESIGNED FOR EASY MAINTENANCE AND BACKING ONTO GREEN AREA. FREEHOLD AND FREE. COUNCIL TAX 'D' EPC 'D' RECENTLY FITTED GAS BOILER.

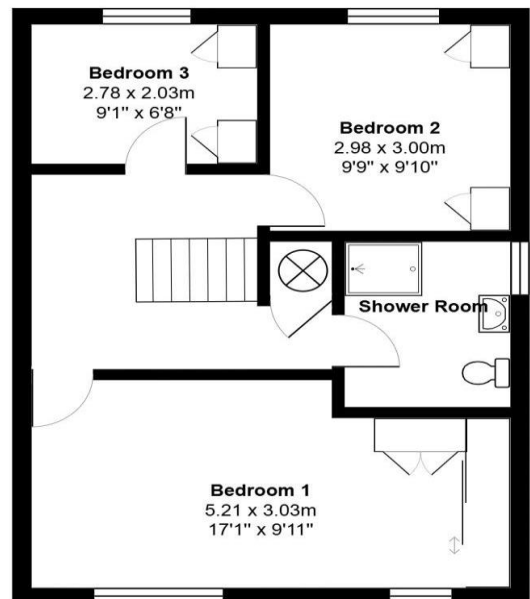
THORNBURY With an estimated population of approximately 15,000, Thornbury has everything you might hope for in a town of this size. A pretty High Street has a variety of shops combining national names and local independent stores, and these extend through into a small shopping arcade. There are two supermarkets, a library, The Mundy Playing fields, golf course, tennis courts and a large leisure centre with swimming and diving pools. Schooling is provided by five primary schools and Thornbury Castle School provides secondary education. There are also two schools specifically for those children with special needs. Thornbury, also benefits from a number of great eateries, from pubs to cafes and cafes to fine dining restaurants.



Area: 14.6 m<sup>2</sup> ... 158 ft<sup>2</sup>



Area: 51.4 m<sup>2</sup> ... 553 ft<sup>2</sup>



Area: 48.7 m<sup>2</sup> ... 524 ft<sup>2</sup>



# Energy performance certificate (EPC)

74 Stafford Crescent Thornbury BRISTOL BS35 1DH	Energy rating <b>D</b>	Valid until: <b>14 May 2036</b>
		Certificate number: <b>0380-2444-7650-2496-1215</b>

Property type	Semi-detached house
Total floor area	93 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.