

HUNTERS®

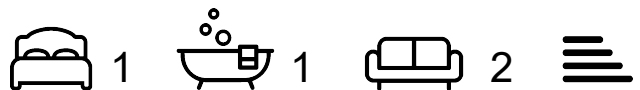
HERE TO GET *you* THERE



Old Gloucester Road

Alveston, BS35 3LH

£169,995



Council Tax: A



4 Locks Acre Old Gloucester Road

Alveston, BS35 3LH

£169,995



Entrance

Via security locking front door opening to

Porch

uPVC double glazed window to side and rear

Kitchen

8'11" x 6'10" (2.72m x 2.09m)

uPVC double glazed window to side. Range of floor and wall units with work surfaces incorporating stainless steel sink unit. Plumbed for washing machine, space for fridge/freezer. Integral oven and ceramic hob

Living Room

19'6" x 10'11" (5.95m x 3.34m)

uPVC double glazed windows to front and side with double glazed door at the end. Mock electric fireplace and 2 x radiators

Bedroom

10'5" x 9'5" (3.20m x 2.89m)

uPVC double glazed window to side, built in wardrobes and cupboard housing gas (LPG) central heating boiler. Radiator

Shower Room

Obscure uPVC double glazed window to rear. W.C. vanity unit incorporating wash hand basin and separate shower enclosure with electric shower. Radiator

Conservatory

11'9" x 8'1" (3.60m x 2.48m)

uPVC double glazed construction with windows overlooking the adjacent countryside. French doors opening to the garden. Radiator

Rear Garden

Enjoying far reaching rural views with block paved patios and small area of artificial grass (astro turf)
Two separate sheds for storage

Parking

Allocated hardstanding for one vehicle

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band A
Management Fee £109 pcm

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"



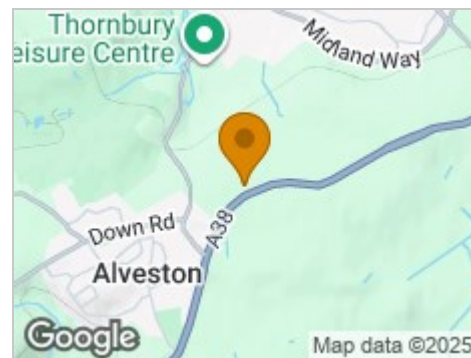
Road Map



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.