

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Swallow Park

Thornbury, Bristol, BS35 1LU

£365,000



Council Tax: D



# 90 Swallow Park

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## Entrance

Via covered canopy porch to front door providing access to

## Hallway

Staircase rising to first floor, radiator and door opening to lounge

## Lounge

14'3" x 10'11" (4.36m x 3.33m)  
uPVC double glazed box bay window to front, coved ceiling and feature living flame gas fire with attractive surround. Radiator

## Dining Room

14'11" x 7'2" (4.55m x 2.20m)  
uPVC double glazed French doors opening to rear garden. Under stairs storage cupboard and radiator

## Kitchen

10'7" x 6'6" (3.24m x 2.0m)  
Range of various floor and wall units with contrasting work surfaces incorporating single drainer sink unit. Integral double oven with 4 ring gas hob. Radiator

## Utility Room

6'11" x 6'4" (2.12m x 1.95m)  
uPVC double glazed window to rear and double glazed door to side. Floor and wall units with work surfaces. Plumbed for washing machine. Radiator

## First Floor Landing

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

## Bathroom

Obscure uPVC double glazed window to side, suite comprising; W.C, wash hand basin and panelled bath with Mira shower over. Radiator

## Bedroom 1

11'3" x 8'1" (3.44m x 2.48m)  
uPVC double glazed window to front and radiator

## Bedroom 2

14'1" x 8'10" (4.31m x 2.70m)  
uPVC double glazed window to rear and radiator

## Bedroom 3

6'6" x 5'10" (2.0m x 1.80m)  
uPVC double glazed window to front, radiator

## Front Garden

Open plan lawn

## Rear Garden

Lawn enclosed by established shrub hedging with paved patio

## Garage

Single detached with up and over door, High level storage/boarded area, power and light. Personal door to the rear

## Parking

Additional parking on attractive block paved driveway.

## Material Information - Thornbury

Tenure Type; Freehold  
Council Tax Banding; D

## 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



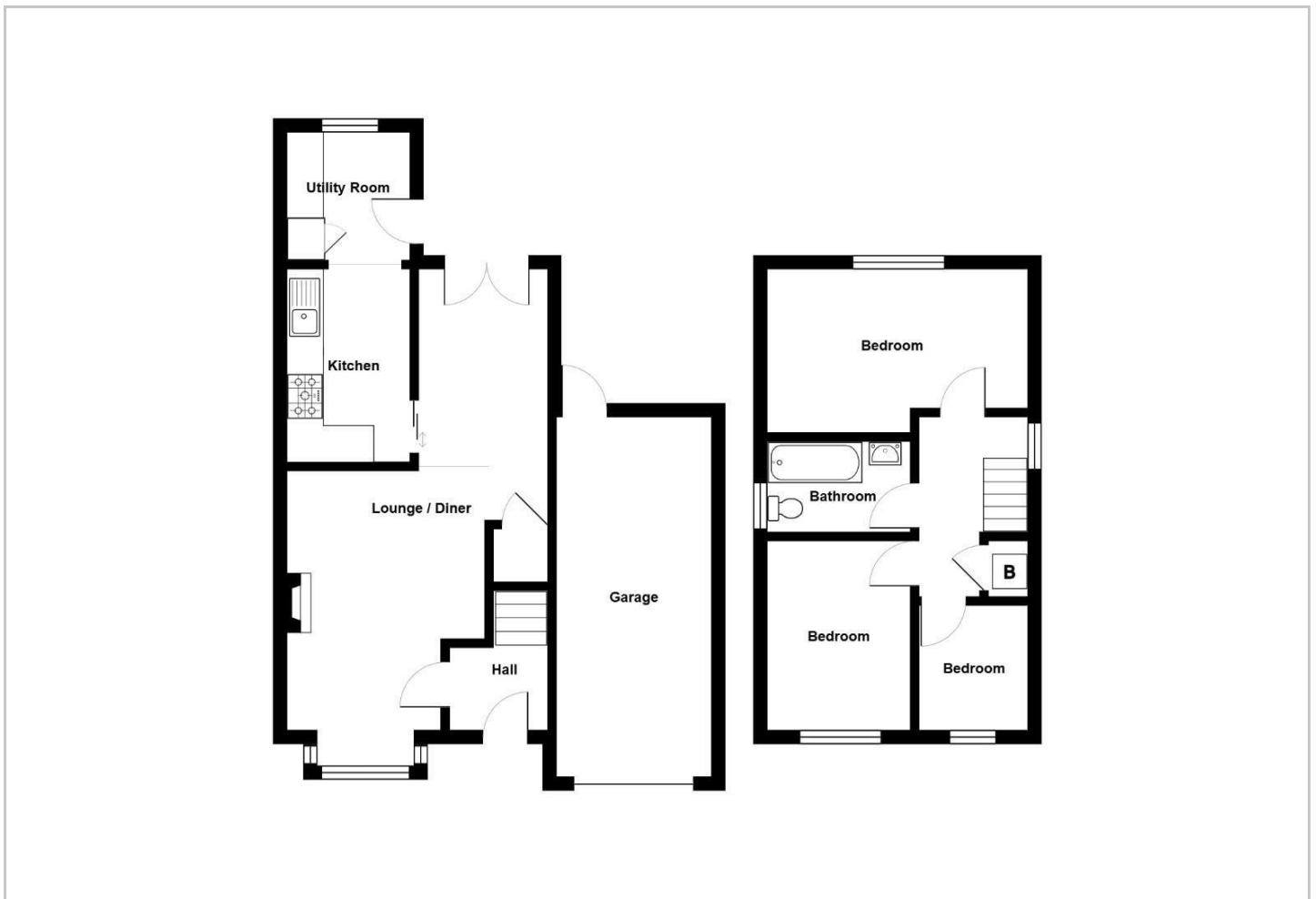
## Hybrid Map



## Terrain Map



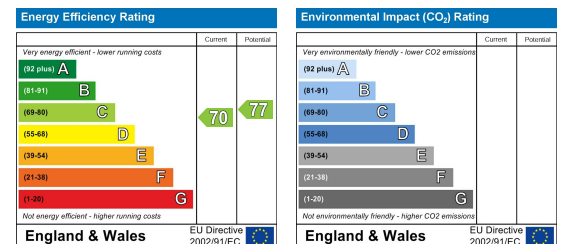
## Floor Plan



## 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.