

HUNTERS®

HERE TO GET *you* THERE



The Green

Olveston, BS35 4DN

£425,000



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Council Tax: B



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Entrance

Via security locking double glazed composite front door.

Porch

Tiled floor, UPVC double glazed door opening to :

Hallway

Obscure UPVC double glazed window to front. Staircase rising to first floor with useful storage cupboard under. Radiator.

Cloakroom

WC, wash hand basin. Radiator and extractor fan.

Lounge

12'0" x 16'4" (3.67m x 5.0)
UPVC double glazed window to front. Radiator.

Dining Room

10'5" x 8'8" (3.20m x 2.66m)
Laminate flooring. Radiator, opening through to:

Conservatory

12'10" x 8'8" (3.92m x 2.66m)
Substantial brick/block structure with UPVC double glazed windows overlooking rear garden. Double glazed roof and UPVC double glazed French doors opening to patio. Radiator.

Kitchen

10'3" x 9'2" (3.14m x 2.80m)
UPVC double glazed window to rear. Range of floor and wall units with work surfaces incorporating stainless steel single drainer sink unit, plumbing for automatic washing machine, space for tumble dryer, fridge/freezer and cooker. Extractor hood and tiled flooring.

Landing

Access to loft. Cupboard housing gas central heating boiler, large walk in storage/linen cupboard, access to loft. Radiator.

Bedroom 1

10'7" x 13'1" (3.24m x 4.0m)
UPVC double glazed window to front. Built in wardrobe and radiator.

Bedroom 2

10'10" x 9'4" (3.32m x 2.87m)
UPVC double glazed window to rear, built in wardrobe. Radiator.

Bedroom 3

9'11" x 7'4" (3.04m x 2.26m)
UPVC double glazed window to front. Radiator.

Bathroom/Shower Room

Obscure UPVC double glazed window to front. WC, wash hand basin and tiled shower enclosure. Extractor fan and heated towel rail.

Front Garden

Open plan lawn with established shrubs to one side.

Rear Garden

South facing paved patio with lawn, raised fishpond with various established shrubs.

Workshop

Timber structure set on concrete base with bench and light.

Garage

Single detached up and over door with power and light. Workbenches and shelving.

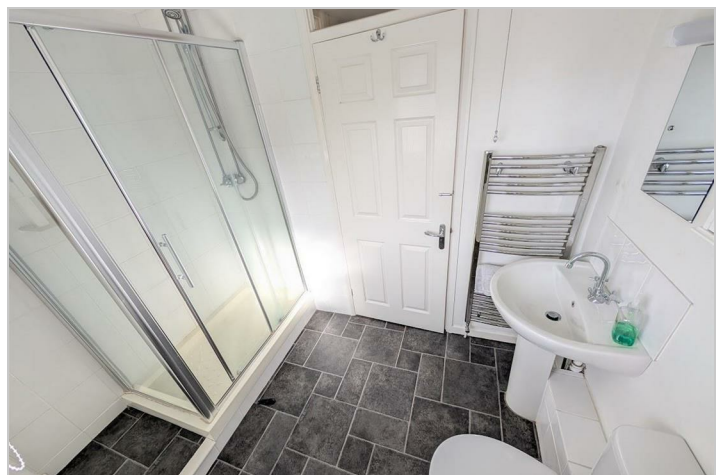
Parking

Secure hard standing behind locking gates for 1 vehicle/boat/motorhome.

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band B



Road Map



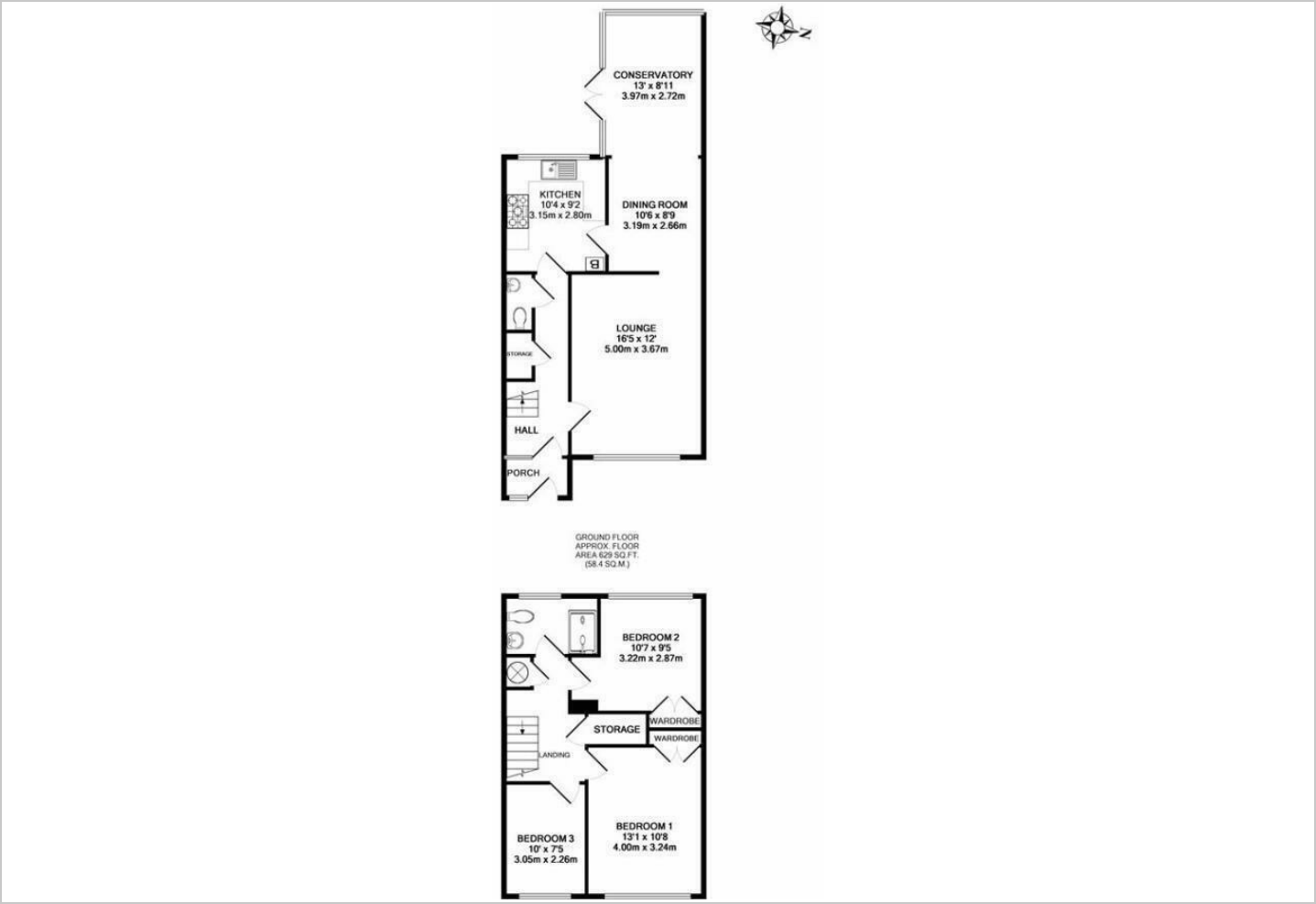
Hybrid Map



Terrain Map



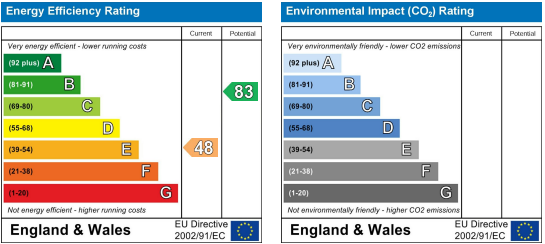
Floor Plan



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.