

HUNTERS[®]

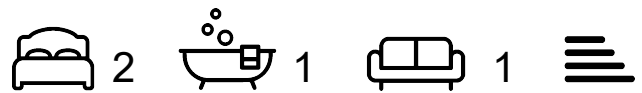
HERE TO GET *you* THERE



Hickory Lane

Almondsbury, Bristol, BS32 4FN

£310,000



Council Tax: C



90 Hickory Lane

Almondsbury, Bristol, BS32 4FN

£310,000



Situated in the popular village of Almondsbury, this well-presented two-bedroom semi-detached home offers comfortable living accommodation, a private rear garden, a single garage and driveway parking for up to three vehicles. Ideal for first-time buyers, downsizers or those looking for a home in a desirable village location, the property offers a practical layout with plenty of potential to make it your own.

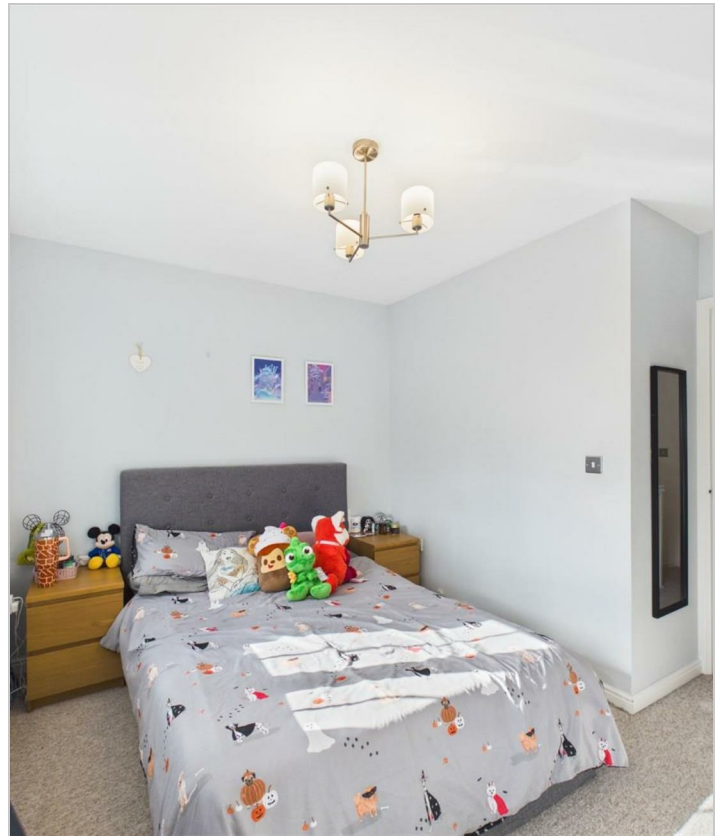
Upon entering the property, you are welcomed into a hallway providing access to the ground-floor accommodation. To the front of the home is a spacious lounge and dining room, offering a versatile space for both relaxing and entertaining, with ample room for comfortable seating and a family dining table. To the rear of the property is the kitchen, complete with built-in appliances, worktop space and storage cupboards. The ground floor also benefits from a convenient downstairs WC. Upstairs, the first floor comprises two bedrooms and a family bathroom. The principal bedroom is a generous double, benefiting from two built-in wardrobes and an additional storage cupboard, providing excellent storage without compromising on floor space. The second bedroom is a single room, with space for a bed and desk, making it equally suitable as a child's bedroom, guest room or home office. Completing the first floor is the family bathroom, fitted with a bath and overhead shower. ****Outside****, the property enjoys a private rear garden featuring mature plants and established greenery, creating a pleasant outdoor space to relax and unwind. There is also room for a garden shed towards the rear, along with access from the back lane, adding further practicality. A particular advantage of this home is the single garage adjoining the property, alongside a driveway providing off-street parking for up to three vehicles, a fantastic benefit for households with

multiple cars or visiting guests.

Almondsbury is a highly regarded South Gloucestershire village, offering a lovely balance of countryside surroundings and excellent transport connections. The village benefits from local amenities, including a primary school, village pub and access to scenic countryside walks. For commuters, the nearby M4 and M5 motorway networks provide convenient links to Bristol, South Wales and beyond, while Cribbs Causeway offers a wide range of shopping, dining and leisure facilities just a short drive away. Combining practical living space, generous parking and a sought-after village setting, 90 Hickory Lane is a wonderful opportunity for buyers looking to enjoy village life whilst remaining well connected to Bristol and the surrounding areas.

AML (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



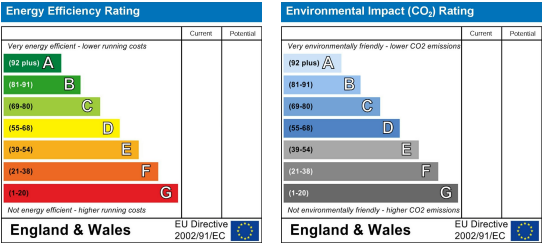
Floor Plan



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.