

HUNTERS®

HERE TO GET *you* THERE



Larkspur Close

Thornbury, Bristol, BS35 1UQ

£196,000



Council Tax: A



33 Larkspur Close

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Entrance

Via front door that opens to a large part glazed porch at the side

Porch

Obscure glazed windows to the side, meter cupboard and door to open plan living room

Kitchen/diner/living room

Lounge Area

12'8" x 8'10" (3.87m x 2.70m)

Upvc double glazed French doors to front, staircase rising to first floor. Radiator

Kitchen Area

8'10" x 7'7" (2.70m x 2.33m)

Upvc double glazed window to front. Range of floor and wall units with contrasting work surfaces incorporating sink unit. Integral oven with ceramic hob with extractor hood over, plumbed for washing machine. Large under stairs recess for storage

Landing

shelving and access to loft

Bedroom

12'9" x 9'8" (3.89m x 2.97m)

Upvc double glazed window to front, built in sliding mirror door wardrobes and radiator

Bathroom

Obscure Upvc double glazed window to front. White W.C, wash hand basin and panelled bath with tiled walls and shower over. Heated towel rail

Garden

Enclosed level private garden at the rear with timber

shed, however, the garden is not attached to the property.

Parking

Allocated hardstanding for two vehicles

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band A

Anti-Money Laundering Regulations

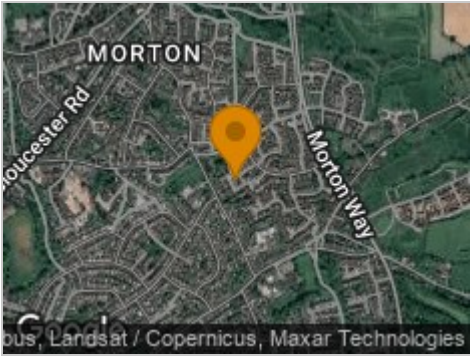
"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property 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



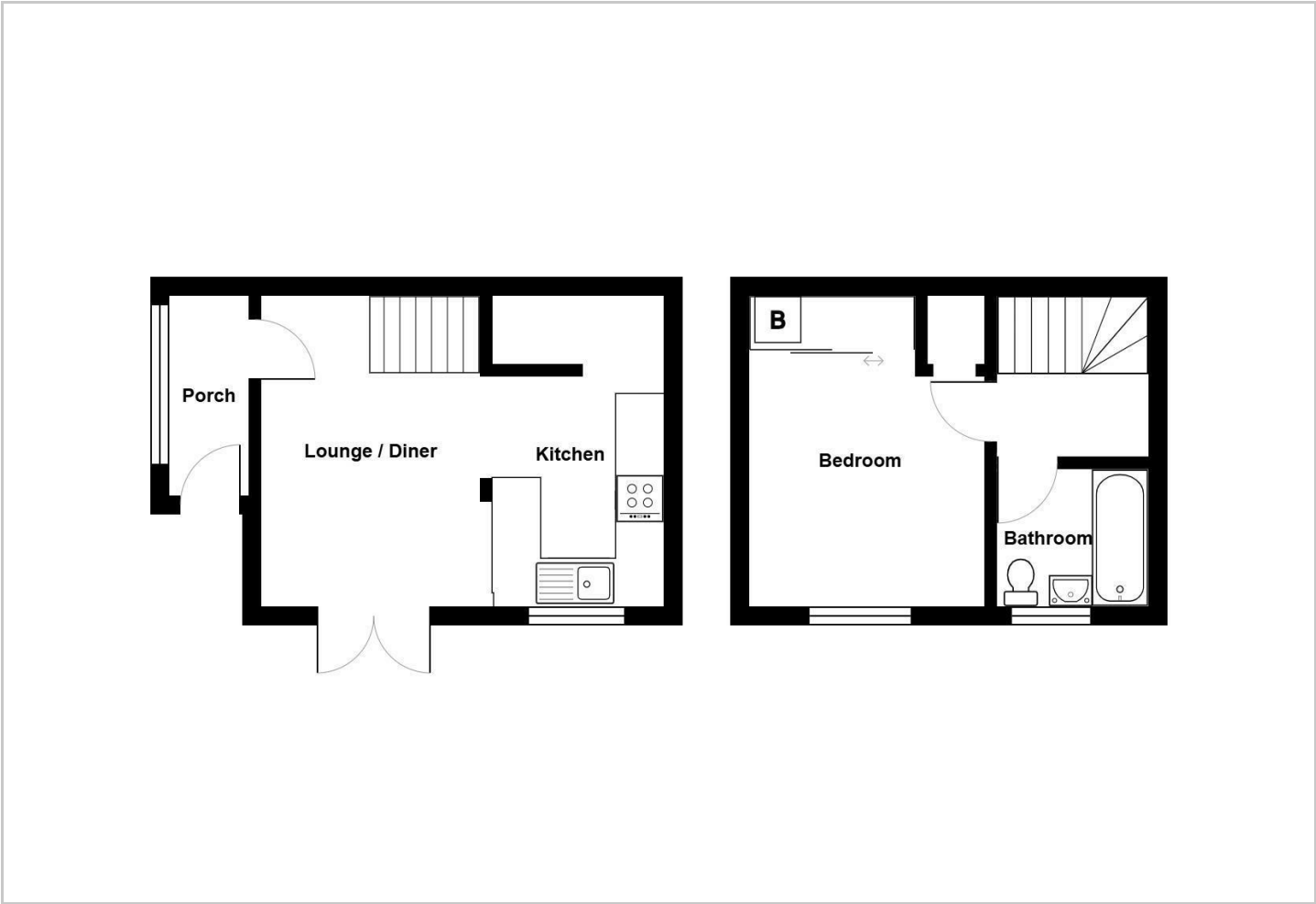
Hybrid Map



Terrain Map



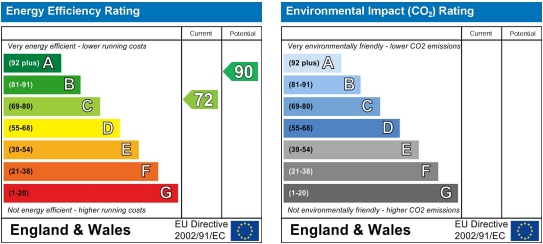
Floor Plan



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.