

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Strode Gardens

Alveston, BS35 3PL

£395,000



Council Tax: D





# 2 Strode Gardens

Alveston, BS35 3PL

£395,000



## Entrance

Via security locking composite front door opening to:

## Hallway

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

## Living Room

11'3" x 15'3" (3.43m x 4.66m)

UPVC double glazed window to front. Radiator.

## Kitchen/Diner

18'0" x 10'8" (5.50m x 3.26m)

UPVC double glazed window to rear. Comprehensive range of floor and wall units with soft close doors. Integrated double oven with 4 ring induction hob with extractor hood over. Integrated dishwasher, single drainer sink unit with mixer taps, tiled splashbacks and under unit down lighting, underfloor heating and vertical radiator.

## Rear Porch

UPVC double glazed window to rear with UPVC double glazed door opening to garden.

## Cloakroom/Utility

Obscure UPVC double glazed window to rear, WC, wash hand basin and plumbing for automatic washing machine. Radiator.

## Landing

UPVC double glazed window to side. Access to loft via retractable ladder.

## Bathroom

Obscure UPVC double glazed window to rear. White

WC, vanity unit incorporating wash hand basin, panelled bath with shower over and heated towel rail.

## Bedroom 1

12'1" x 13'5" (3.70m x 4.10m)

UPVC double glazed window to rear, large built in cupboard and recess for wardrobes. Radiator.

## Bedroom 2

9'4" x 12'11" (2.87m x 3.95m)

UPVC double glazed window to front. Built in cupboard housing gas central heating boiler and radiator.

## Bedroom 3

9'8" x 8'5" (2.95m x 2.58m)

UPVC double glazed window to front. Radiator.

## Front Garden

Level lawn with laurel hedge.

## Rear Garden

Enclosed private South facing secure plot comprising: composite decking and lawn with all weather shed. Raised beds and gates both front and rear. Water tap.

## Parking

Hardstanding on block paved driveway for additional vehicles.

## Material Information - Thornbury

Tenure Type; Freehold

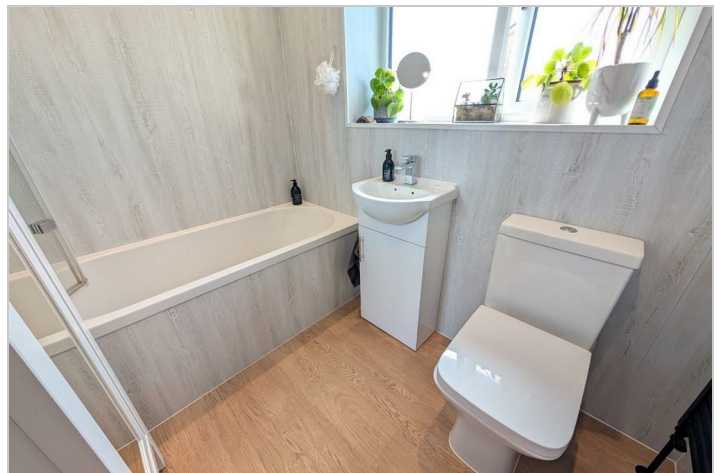
Council Tax Banding; Band D

## Anti-Money Laundering Regulations

"Estate agents operating in the UK are required to

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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



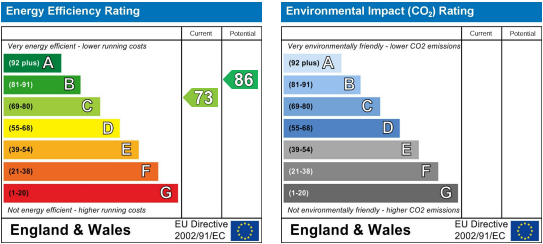
Floor Plan



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.