

HUNTERS®

HERE TO GET *you* THERE



Gillingstool

Thornbury, BS35 2EQ

£325,000



Council Tax: C



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£325,000



Entrance

Via uPVC double glazed door opening to vestibule with obscure glazed door opening through to

Hallway

Staircase rising to 1st floor with storage cupboards, radiator

Lounge

12'11" x 10'3" (3.95m x 3.13m)

uPVC double glazed window to front, feature living flame gas fire, radiator and open plan to;

Dining Room

10'8" x 8'11" (3.27m x 2.72m)

uPVC double glazed French doors opening to rear garden and door to kitchen

Kitchen

9'11" x 7'3" (3.04m x 2.23m)

uPVC double glazed window to side with double glazed door opening to rear garden. Range of modern floor and wall units comprehensively fitted to incorporate numerous integral appliances that include; Bosh oven, hob and dishwasher. Integral extractor hood and fridge/freezer

Landing

Obscure double glazed window to side

Bathroom

Obscure uPVC double glazed window to rear. W.C, wash hand basin and panelled bath with screen, shower and heated towel rail

Bedroom 1

12'11" x 9'10" (3.95m x 3.02m)

uPVC double glazed window to front and radiator

Bedroom 2

10'11" x 9'10" (3.33m x 3.0)

uPVC double glazed window to rear. Cupboard housing gas central heating boiler. Radiator

Bedroom 3

9'10" x 6'5" (3.01m x 1.98m)

uPVC double glazed window to front and radiator

Front Garden

Level open plan lawn with flower beds

Rear Garden

Paved patio and lawn backing onto large park

Garage

Single detached prefabricated garage with up and over door, power and light

Parking

Hardstanding on driveway for two vehicles.

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Glos Band C

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



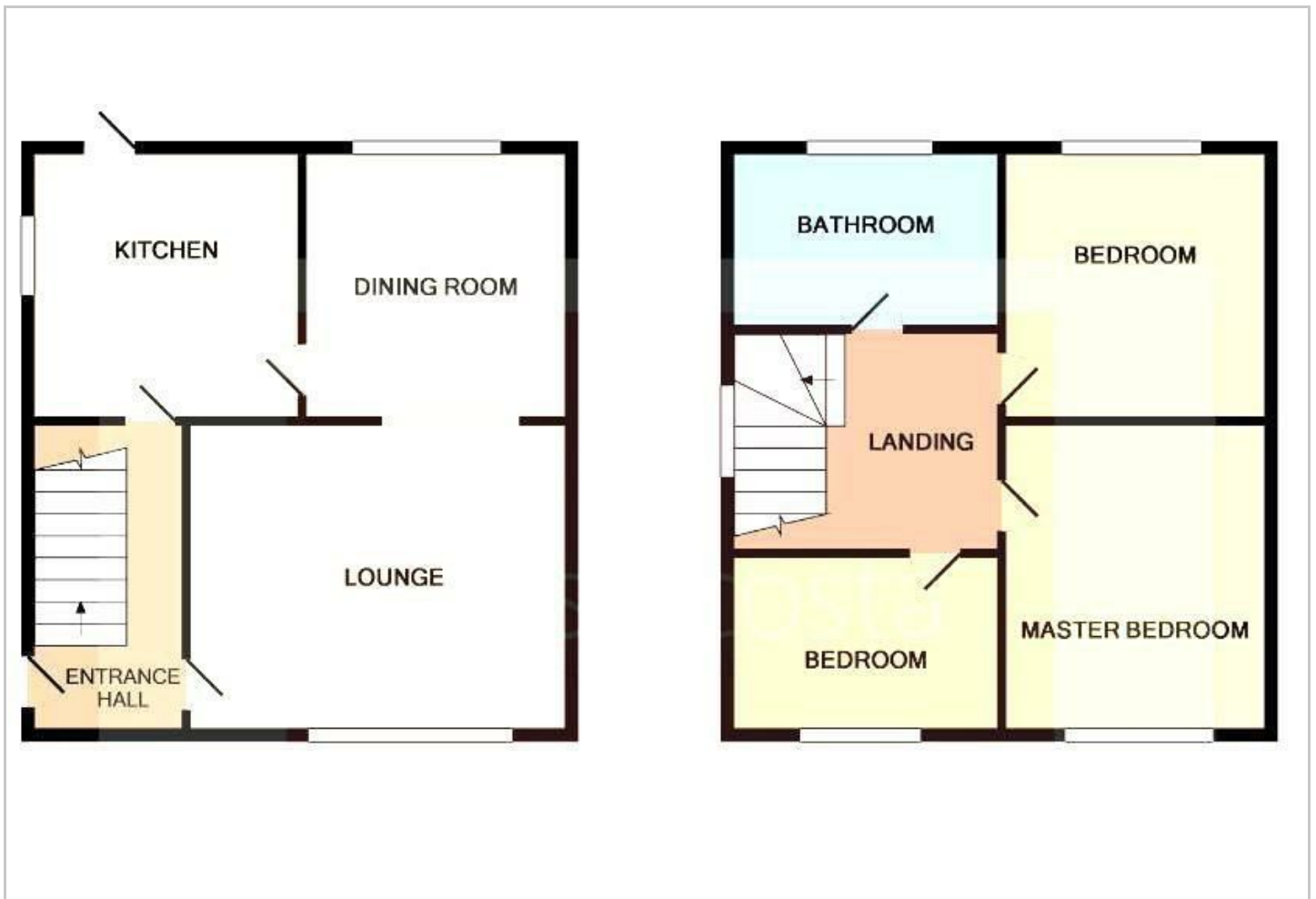
Hybrid Map



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.