HUNTERS®

HERE TO GET *you* THERE



Campion Close

Thornbury, Bristol, BS35 1UF

Fixed Asking Price £215,000

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Council Tax: A





2 Campion Close

Thornbury, Bristol, BS35 1UF

Fixed Asking Price £215,000







The property is approached via the allocated parking spaces to the front, with a useful entrance porch providing the perfect spot for coats and shoes. From here, you enter into a bright and welcoming lounge, with stairs rising to the first floor.

Leading from the lounge is the fitted kitchen, offering a good range of cupboard and worktop space along with some integrated appliances. A particularly generous understairs storage cupboard, which also houses the electrics, provides valuable additional storage.

To the rear, a conservatory creates an additional living space overlooking the garden and provides direct access outside. The enclosed rear garden has been designed with ease of maintenance in mind, being predominantly paved to create a private courtyard-style space ideal for outdoor seating and entertaining. A gated side access leads conveniently back around to the front of the property.

Upstairs, the accommodation comprises a generous double bedroom with fitted storage, alongside a spacious wet room. The property also benefits from accessible loft storage, providing further useful space.

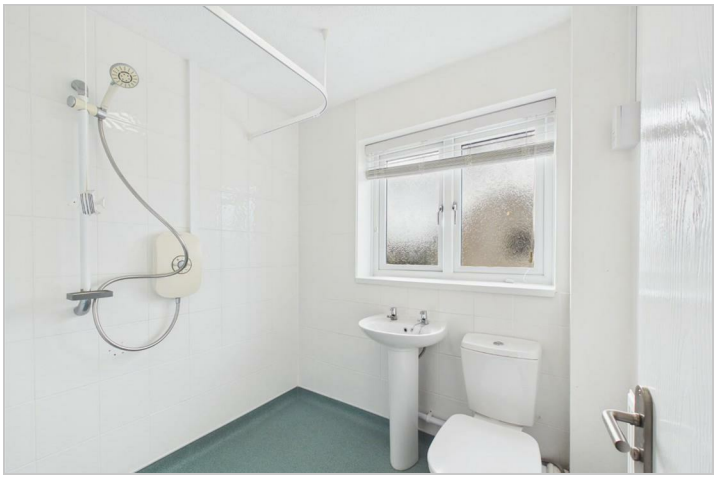
Thornbury is a thriving market town offering an excellent range of everyday amenities, including its historic High Street and St Mary Centre with a mixture of independent shops, cafés, pubs, restaurants and larger retailers. The town is well placed for commuters, with convenient access to the A38 and M4/M5 motorway network, alongside bus services connecting Thornbury with Bristol and the surrounding areas.

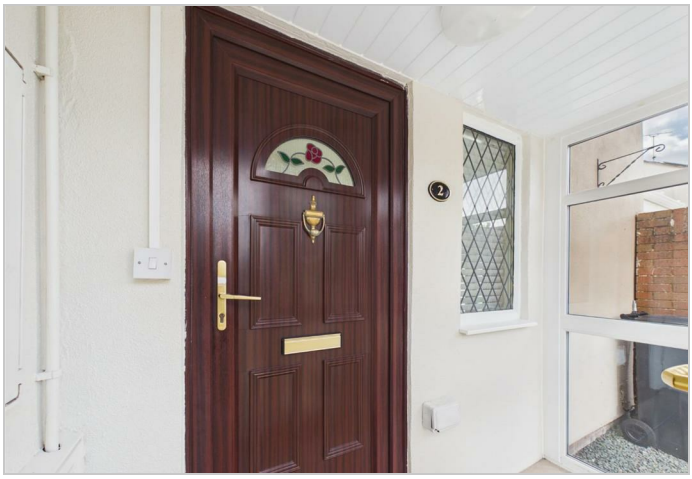
With its freehold tenure, two allocated parking spaces, private low-maintenance garden and chain-free position, this charming home presents an excellent opportunity for buyers looking to get onto the property ladder, downsize or secure an investment in a convenient Thornbury location.

3 Pictures have been edited with AI to visualise how the space could be used and what furniture would comfortably fit in each room.

‘’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



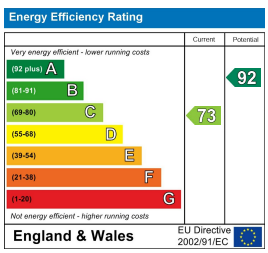
Floor Plan

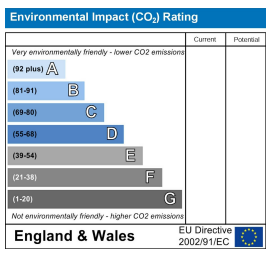


Viewing

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.

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