

# HUNTERS®

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## Hillbrook Road

Thornbury, BS35 2EZ

£375,000



Council Tax: D





# 8 Hillbrook Road

Thornbury, BS35 2EZ

£375,000



Situated in a highly sought after cul-de-sac position and brimming with potential, this 1970's link-detached house represents an exciting opportunity for the new owners to put their own stamp on a property. The house features three well-proportioned bedrooms and bathroom at first floor level, whilst the living accommodation on the ground floor consists of a generous living room, conservatory and extended kitchen/breakfast room. The property includes gas central heating and double glazing whilst there are solar panels on the roof to generate domestic hot water. One distinct advantage of this home is the generous parking space, accommodating up to three vehicles. This is a rare find in the area and adds significant convenience for families or those with multiple cars. The location in Thornbury is particularly appealing offering a friendly community atmosphere with easy access to local amenities, schools, and parks. In summary, this link-detached house on Hillbrook Road presents an excellent development opportunity for those seeking a new home in a desirable part of Thornbury.

## Entrance

Via woodgrain effect security locking front door opening to

## Porch

Wood grain effect double glazed panel to front. Large built in storage cupboard and part glazed door opening to

## Hallway

Staircase to first floor and radiator

## Living Room

23'9" (max) x 13'6" (max) (7.24m (max) x 4.14m (max))

uPVC double double glazed window to front with double glazed sliding patio doors to rear. Dado rail, under stairs storage cupboard and feature fireplace with back boiler incorporating living flame gas fire with pine surround. 2 x radiators

## Conservatory

9'4" x 8'8" (2.87m x 2.66m)

uPVC double double glazed windows overlooking rear garden with French doors opening to the patio.

## Kitchen/Breakfast Room

17'10" x 11'5" (5.44m x 3.48m)

uPVC double double glazed window to rear with uPVC double double glazed door opening to rear garden. Extensive range of floor and wall units with work surfaces incorporating Belfast sink unit with mixer taps. Rangemaster electric oven and american style fridge/freezer. Door to integral garage

## Landing

uPVC double double glazed window to side

## Bathroom

Obscure uPVC double double glazed window to rear. White W.C. and panelled bath with shower over

## Bedroom 1

14'3" x 9'9" (4.35m x 2.98m)

uPVC double double glazed window to front with built in airing cupboard and radiator

Tel: 01454 411522

### Bedroom 2

10'5" x 9'8" (3.20m x 2.97m)

uPVC double double glazed window to rear with access to loft and radiator

### Bedroom 3

10'2" x 6'11" (3.12m x 2.12m)

uPVC double double glazed window to front and radiator

### Garage/Utility room

12'8" x 10'0" (3.87m x 3.05m)

Double doors to front with door at the rear opening into the kitchen. Range of floor and wall units incorporating work surface with sink unit. Plumbed for washing machine. Wall mounted meters

### Front Garden

Block paved driveway and gravelled area providing parking for several vehicles.

### Rear Garden

Enclosed westerly facing level garden laid to lawn with paved patio and all- weather store/shed

### Anti Money Laundering

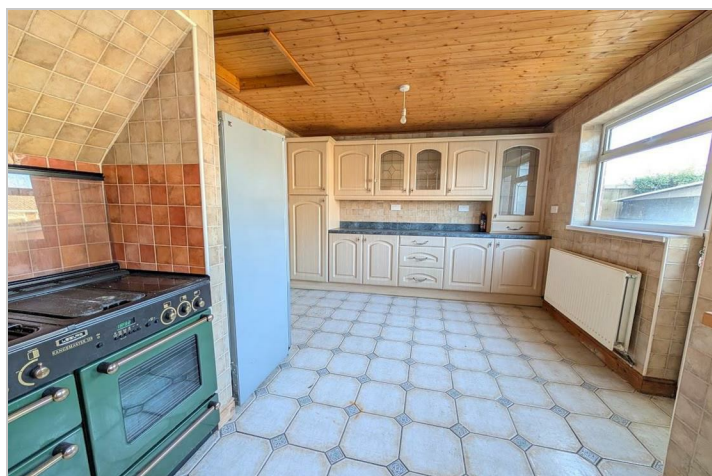
"Estate agents operating in the UK are required to

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"

### Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band D



Road Map



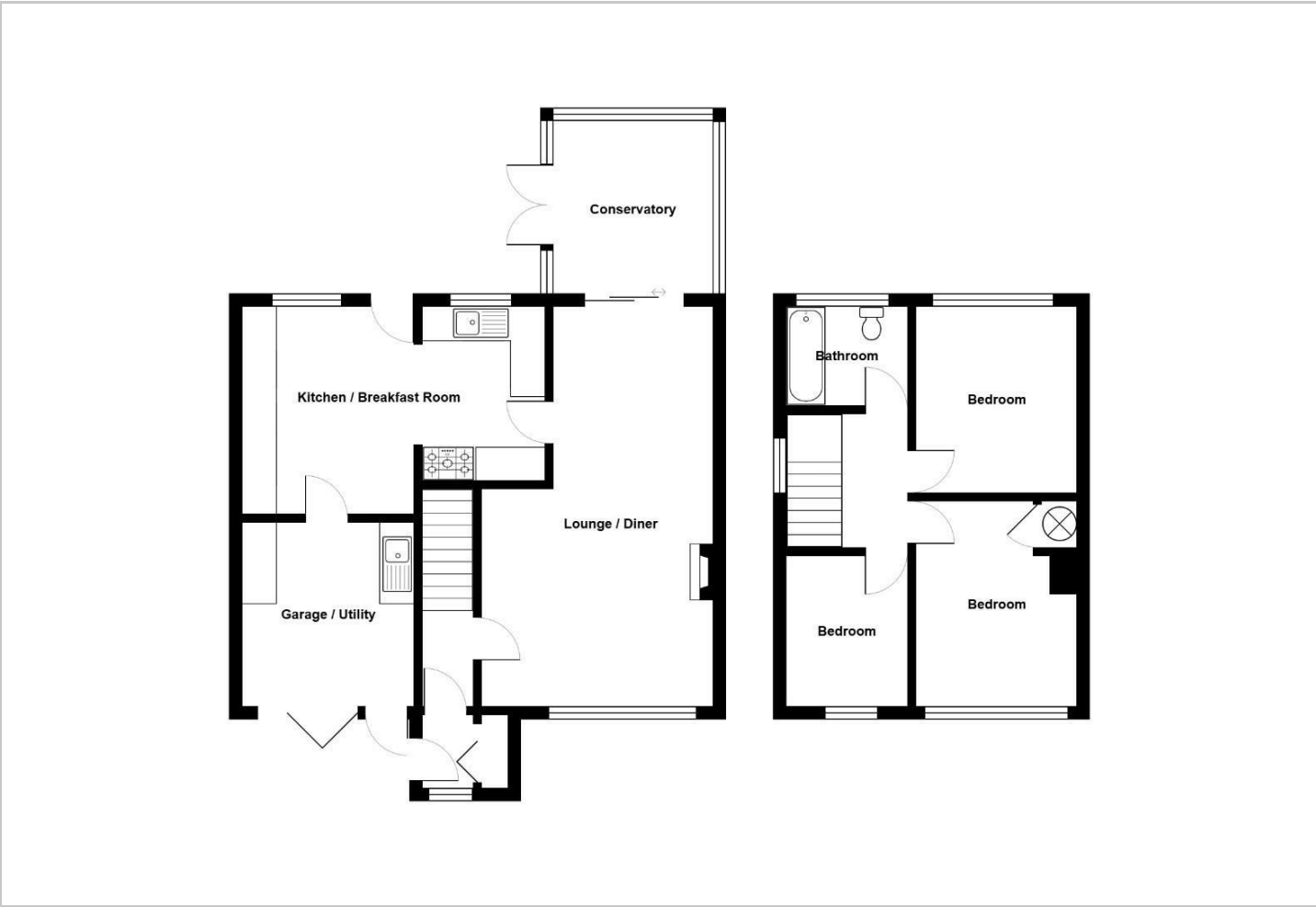
Hybrid Map



Terrain Map



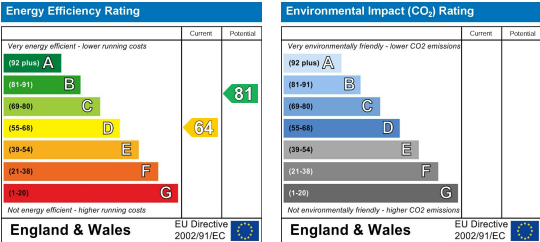
Floor Plan



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.