

HUNTERS®

HERE TO GET *you* THERE



Oakleaze Road

Thornbury, BS35 2LL

£349,500



Council Tax: D



34 Oakleaze Road

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Entrance

Via security locking UPVC double glazed front door opening to:

Porch

UPVC double glazed window to side, further glazed double doors opening to Living Room. Radiator.

Living Room

16'7" x 12'11" (5.08m x 3.95m)

UPVC double glazed window to front. Staircase rising to first floor with small storage cupboard under. Feature fireplace incorporating inset flame effect electric focal point. Radiator.

Dining Room

8'9" x 10'9" (2.68m x 3.28m)

Radiator. Glazed panels to door opening to:

Kitchen

9'11" x 7'2" (3.04m x 2.20m)

UPVC double glazed window to side, wall mounted gas central heating boiler. Range of various floor and wall units with contrasting worksurfaces incorporating stainless steel single drainer sink unit, integrated electric oven, ceramic hob and extractor fan, plumbing for dishwasher.

Sun Lounge

13'9" x 9'1" (4.20m x 2.78m)

UPVC double glazed windows to side and rear with obscure UPVC double glazed door to side. Radiator.

Landing

UPVC double glazed window to side. Access to loft.

Bathroom

Obscure UPVC double glazed window to rear with white suite comprising WC, vanity unit incorporating wash hand basin and Jacuzzi panelled bath with shower over. Radiator.

Bedroom 1

12'10" x 9'10" (3.93m x 3.0m)

UPVC double glazed window to front. Radiator.

Bedroom 2

9'10" x 10'7" (3.0m x 3.25m)

UPVC double glazed window to rear. Airing cupboard and radiator.

Bedroom 3

6'6" x 9'8" (2.0m x 2.95m)

UPVC double glazed window to front. Over stairs storage cupboard. Radiator.

Gardens

Front: Easy to manage low maintenance gravelled area with inset patio slabs.

Rear: Low maintenance enclosed garden with paved patio, gravelled area, large aluminium framed greenhouse, large timber shed/workshop with power and light, large acid bed incorporating established azalia's and Camelia.

Car Port/Garage

40'7" x 7'4" (12.37m x 2.25m)

Lean too structure with double doors to front with corrugated plastic roof.

Workshop

9'8" x 7'10" (2.96m x 2.41m)

Glazed door to carport/garage. Power and light.

Utility Room

6'10" x 4'9" (2.10 x 1.46m)

UPVC double glazed window to side and obscure
UPVC double glazed door to side. Plumbing for
automatic washing machine.

Cloakroom

WC, vanity unit incorporating wash hand basin and
extractor fan.

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; Band D

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



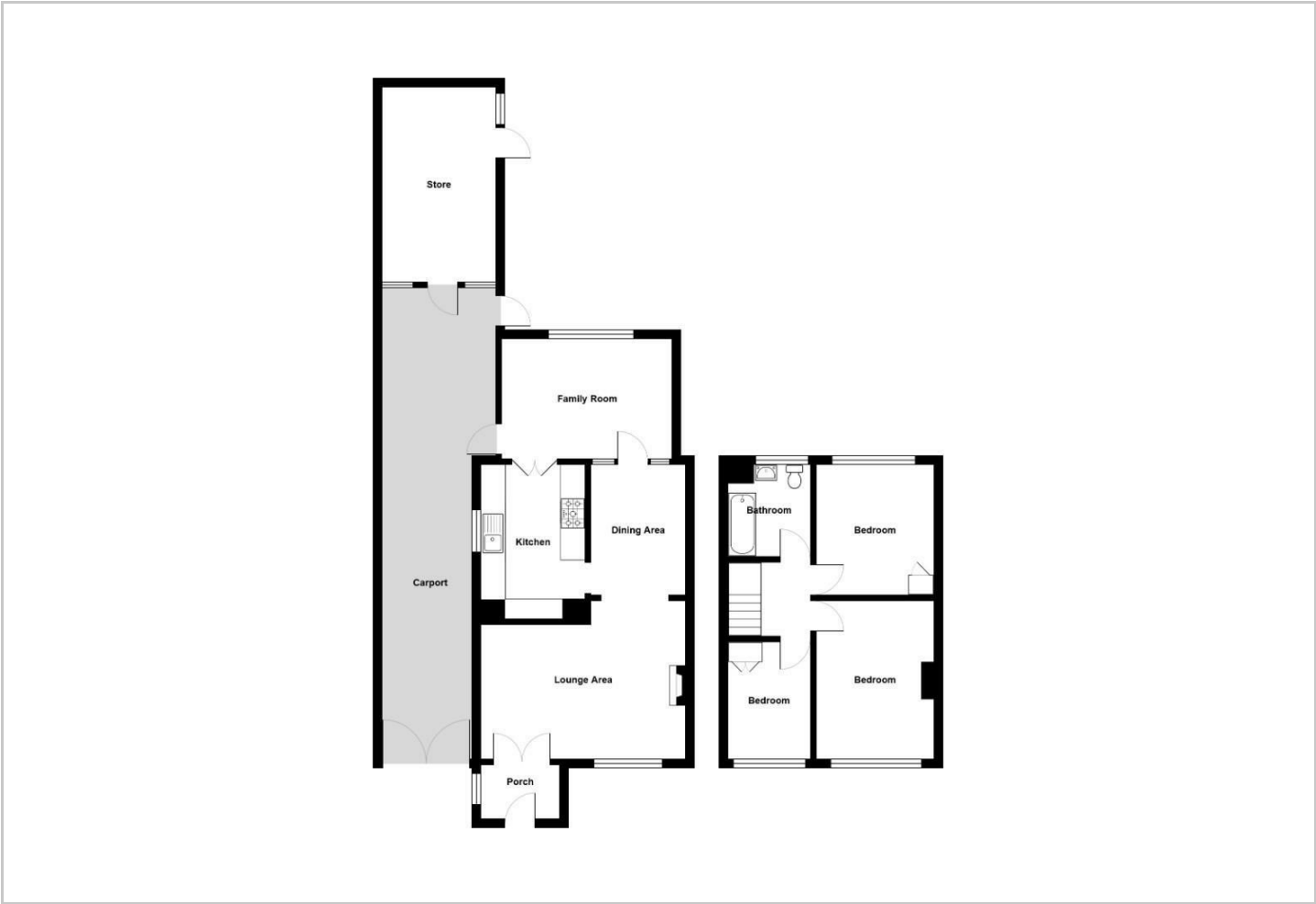
Hybrid Map



Terrain Map



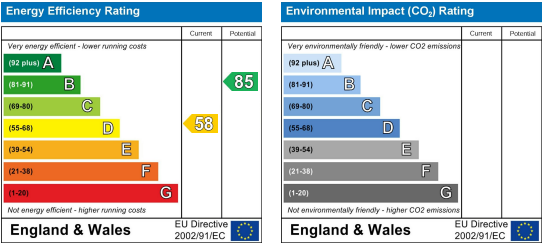
Floor Plan



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.