HUNTERS®

HERE TO GET *you* THERE

Wainbridge Crescent

Bristol, Gloucestershire, BS35 4LJ

£310,000

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Council Tax: B

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Situated in a popular residential cul-de-sac, we are pleased to present this delightful semi-detached house that offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides an open plan warm and welcoming atmosphere, perfect for relaxing or entertaining guests. The house features a modern kitchen and bathroom, ensuring that your daily routines are both comfortable and efficient. One of the standout features of this property is the ample parking with garage and additional space for a further two vehicles. Wainbridge Crescent is situated in a friendly community, with local amenities and parks just a short distance away, making it an excellent choice for those who appreciate both tranquillity and accessibility. This home presents a wonderful opportunity for anyone looking to settle in this convenient location that is a short drive from the Mall shopping centre and M5 motorway. Don't miss the chance to make this lovely house your new home. NO CHAIN.

Entrance
Via wood effect uPVC double glazed front door opening to

Hallway
uPVC double glazed window to side, electric meter cupboard, radiator and staircase rising to first floor

Living Room
24'7" x 13'3" (7.50m x 4.04m)
uPVC double glazed windows to front and rear. Under stairs storage cupboard and radiator. Open plan to kitchen

Kitchen
9'7" x 7'5" (2.93m x 2.27m)
uPVC double glazed window to side. Range of floor and wall units with contrasting work surfaces incorporating stainless steel sink unit, plumbed for washing machine. Space for fridge/freezer and electric cooker. part glazed door to rear garden

Landing
uPVC double glazed window to to side, access to loft, airing cupboard housing has central heating boiler

Bathroom
Obscure uPVC double glazed window to rear. White suite comprising wash hand basin and panelled bath with shower over. Tiled floor and heated towel rail

Bedroom 1
11'4" x 9'6" (3.46m x 2.90m)
uPVC double glazed window to front, built in wardrobe and radiator

Bedroom 2
11'2" x 9'7" (3.42m x 2.94m)
uPVC double glazed window to rear, built in wardrobe and radiator

Bedroom 3
8'1" x 6'6" (2.48m x 2.0m)
uPVC double glazed window to side and radiator

Garage
Single detached with up and over door, personal door to side and power & light

Parking
Hardstanding on driveway for several vehicles

Tel: 01454 411522

Front Garden
Open plan lawn

Rear Garden
Enclosed level private garden laid to lawn with paved patio and established shrub hedging. Side gate.

Material Information - Thornbury
Tenure Type; Freehold
Council Tax Banding; B

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

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.

57 High Street, Thornbury, Bristol, BS35 2AP
Tel: 01454 411522 Email: thornbury@hunters.com https://www.hunters.com