HUNTERS®

HERE TO GET *you* THERE



Harvest Way

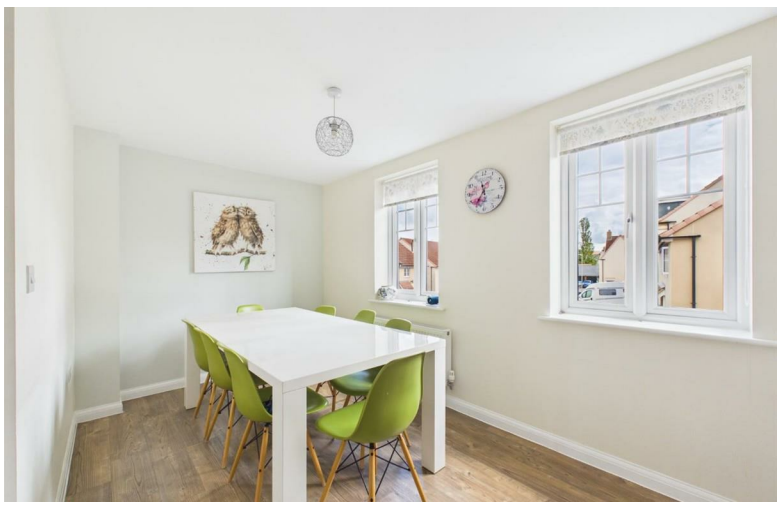
Thornbury, BS35 1AL

Offers Over £365,000

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Council Tax: D





28 Harvest Way

Thornbury, BS35 1AL

Offers Over £365,000





With attractive natural stone elevations, this delightful semi-detached house on Harvest Way offers a perfect blend of comfort and convenience. Benefiting from three well-proportioned bedrooms, this property is ideal for families or those seeking the flexibility of providing extra space for entertaining visitors or even granny as the third bedroom is privately situated on the ground floor with adjacent en-suite. Bright, light and airy, the welcoming accommodation features a fabulous kitchen/diner and living room on the first floor, whilst on the top floor there is a family bathroom, second bedroom and master with en-suite. We feel that this stylish modern townhouse provides ample room for relaxation and entertaining guests and for those with vehicles, the property includes an integral garage plus parking for a further vehicle. This semi-detached house on Harvest Way presents a wonderful opportunity for anyone looking to settle in a vibrant and family-friendly neighbourhood. With its spacious interiors and convenient features, it is a property that truly deserves your attention.

Entrance
Via security locking front door that opens to;

Hallway
Large cloaks cupboard housing gas central heating boiler, separate airing cupboard and staircase rising to the first floor. Door to integral garage. Radiator

Bedroom 3/ Home Office
11'9" x 10'5" (3.60m x 3.19m)
uPVC double glazed window and French doors to rear. Large under stairs storage cupboard. Radiator

En-Suite
Obscure uPVC double glazed window to rear. W.C, wash hand basin and tiled shower enclosure. Heated towel rail

First Floor Landing
uPVC double glazed window to side, staircase rising to second floor and radiator

Living Room
15'6" x 14'6" (4.73m x 4.43m)
Double glazed window to front, radiator

Kitchen/diner
15'5" x 13'8" (4.70m x 4.17m)
(L shaped) uPVC double glazed windows to rear. Range of modern units with integrated appliances and contrasting work surfaces to include sink unit, dishwasher, fridge/freezer, oven and 4 ring gas hob with extractor fan over. Radiator

Second Floor Landing
Two large storage cupboards, uPVC double glazed window to side and radiator

Bathroom
Double glazed skylight, white suite comprising W.C, wash hand basin and panelled bath with tiled splashbacks. Heated towel rail

Bedroom 1
15'5" x 11'3" (4.71m x 3.44m)
Double glazed windows to front and radiator

En-Suite
W.C, wash hand basin and walk in shower enclosure. Heated towel rail

Bedroom 2
13'7" x 8'10" (4.15m x 2.71m)
Double glazed skylight. Radiator

Front Garden
Several established bushes and shrub hedging

Rear Garden
Enclosed private and secluded level garden with low maintenance "astro" turf. Raised planters with paved patio and rear gate

Garage
19'0" x 8'8" (5.8m x 2.66m)
Up and over door with power and light. plumbed for washing machine

Material Information - Thornbury
Tenure Type; Freehold
Council Tax Banding; South Gloucestershire Band D

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’’

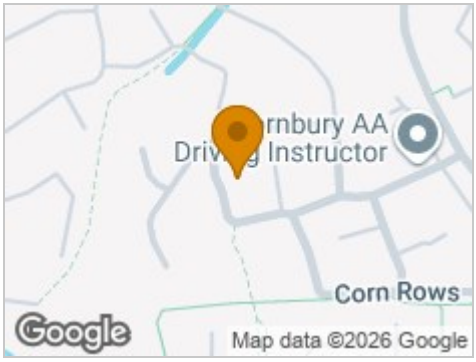








Road Map



Hybrid Map



Terrain Map



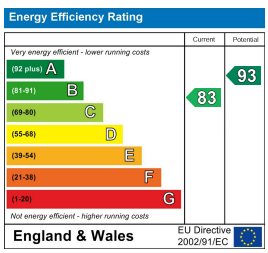
Floor Plan

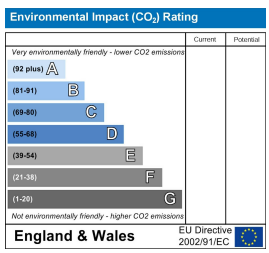


Viewing

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.

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