

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Quarry Road

Alveston, BS35 3JP

£285,000



Council Tax: B



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£285,000



## Entrance

Via obscure UPVC double glazed front door with double glazed side panels.

## Hallway

Spacious reception area with tiled floor and staircase rising to first floor with radiator.

## Living Room

11'9" x 20'6" (3.60m x 6.25m)

UPVC tilt and turn windows to front and rear. Two radiators.

## Kitchen

13'8" x 8'4" (4.17m x 2.55m)

UPVC double glazed window and door to rear garden. Range of various floor and wall units with work surfaces incorporating stainless steel single drainer sink unit, plumbing for washing machine, space for fridge/freezer, built in electric oven and 4 ring gas hob, extractor fan.

## Landing

Access to loft. Storage cupboard and radiator.

## Bedroom 1

13'8" x 10'9" (4.19m x 3.30m)

UPVC double glazed tilt and turn window to front. Exposed timber floorboards. Radiator.

## Bedroom 2

13'8" x 9'2" (4.19m x 2.80m)

UPVC double glazed tilt and turn window to rear. Exposed timber floorboards. Radiator.

## Bedroom 3

8'5" x 7'9" (2.58m x 2.38m)

UPVC double glazed tilt and turn window to front, exposed timber floorboards, over stairs cupboard. Radiator.

## Bathroom

This has now been made into one room, obscure UPVC double glazed window to rear. Panelled bath, wash hand basin and WC, shower over bath with glass screen. Heated towel rail.

## Rear Garden

Enclosed level lawn with concreted patio. Gravelled area, raised beds and established shrub hedging and brick built shed. There is useful pedestrian access via a covered walkway to the front of the house.

## Parking

Hardstanding at the front for 2 vehicles.

## Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; Band C

## 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"



