

HUNTERS®

HERE TO GET *you* THERE



Badger Road

Thornbury, BS35 1AD

£500,000



Council Tax: E



154 Badger Road

Thornbury, BS35 1AD

£500,000



Entrance

Via attractively tiled canopy porch to security locking composite front door opening to:

Hallway

Stair case rising to first floor. Cloakroom, Utility room and radiator.

Cloakroom

Obscure UPVC double glazed window to front, WC and wash hand basin. Radiator.

Utility Room

6'11" x 4'9" (2.13m x 1.45m)

Floor and wall units with contrasting work surfaces. Cupboards housing gas central heating boiler, plumbing for washing machine, space for tumble dryer. Radiator.

Lounge

19'9" (into bay) x 11'2" (6.03m (into bay) x 3.41m)
UPVC double glazed window to front. 2 Radiators.

Kitchen/Diner

20'2" x 10'2" (6.16m x 3.10m)

UPVC double glazed window to rear and French doors opening onto paved patio. Range of various floor and wall units with contrasting work surfaces incorporating single drainer sink unit, mixer taps, integrated double oven, fridge/freezer, ceramic hob with extractor hood and integrated dishwasher.

Landing

UPVC double glazed window to side.

Bedroom 1

8'5" x 10'2" (2.58m x 3.11m)

UPVC double glazed window to rear. Built in sliding mirrored door wardrobe and radiator.

Ensuite

WC, wash hand basin and tiled shower enclosure. Heated towel rail.

Bedroom 2

11'7" x 7'10" (3.55m x 2.40m)

UPVC double glazed window to front. Radiator.

Bedroom 3

7'9" x 10'5" (2.38m x 3.18m)

UPVC double glazed window to rear. Radiator.

Bedroom 4

7'6" x 8'3" (2.31m x 2.52m)

UPVC double glazed window to front. Range of built in wardrobes. Radiator.

Gardens

Rear: Enclosed, private, secure and level paved patio with lawn and side gate to garage.

Parking

Hardstanding for 2-3 vehicles with EV charging point.

Garage

Single up and over door with extensive racking and storage, power and light.

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band E

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



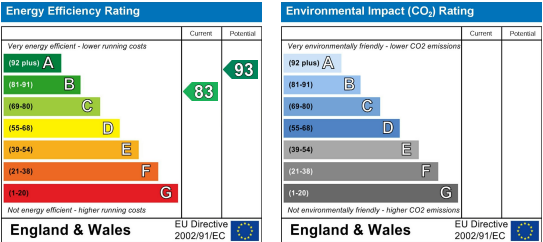
Floor Plan



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.