

HUNTERS®

HERE TO GET *you* THERE



Frome Court

Thornbury, BS35 2BU

£298,500

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Council Tax: B



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ENTRANCE

Via canopy porch to front door

KITCHEN/DINER

18'3" x 9'9" (minimum) (5.57 x 2.96 (minimum))

Upvc double glazed windows to both front and rear with double glazed door opening to rear garden. Extensive range of floor and wall units with contracting work surfaces incorporating single drainer sink unit with mixer taps. Range of various integral appliances to include electric oven with 4 ring gas hob, extractor fan, slimline dishwasher, washing machine and space for fridge freezer. Laminate flooring, space for dining table and staircase rising to first floor. Radiator

LIVING ROOM

18'3" x 14'1" (5.57 x 4.30)

Upvc double glazed window to front and double glazed French doors to rear. Radiator

LANDING

Obscure Upvc double glazed window to rear

LOFT

Boarded

SHOWER ROOM

Obscure Upvc double glazed window to rear. White w.c., vanity unit incorporating wash hand basin and tiled shower enclosure. Tiled walls and floor, heated towel rail

BEDROOM 1

12'6" x 9'9" (3.80 x 2.98)

Upvc double glazed window to front. Built in cupboard and wardrobe, radiator

BEDROOM 2

11'2" x 9'10" (3.40 x 3.0)

Upvc double glazed window to front, radiator

BEDROOM 3

8'2" x 8'0" (2.48 x 2.45)

Upvc double glazed window to rear. Airing cupboard housing "Worcester" combi boiler for central heating and hot water. Radiator

GARDENS

FRONT

Small open plan

REAR

Enclosed private patio garden with timber shed large decked area, raised flower beds, water tap and rear gate.

PARKING

Hardstanding providing off street parking for two vehicles. Water tap

Material Information - Thornbury

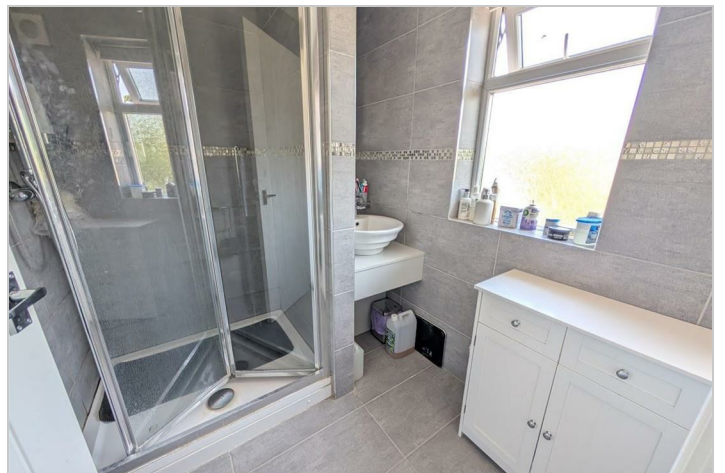
Tenure Type; Freehold

Construction; Non-standard-concrete

Council Tax Banding; South Gloucestershire Band 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



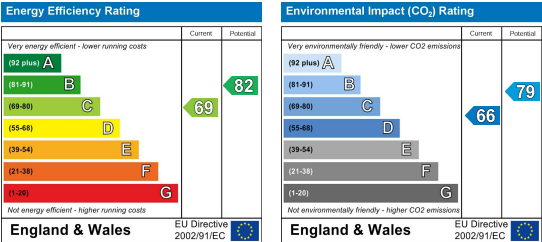
Terrain Map



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.