

# HUNTERS®

HERE TO GET *you* THERE



## Lower Court Road

Lower Almondsbury, BS32 4DX

£695,000



Council Tax: E





# 5 Lower Court Road

Lower Almondsbury, BS32 4DX

£695,000



## Entrance

Via open fronted porch with exposed natural stone elevations opening to front door that in turn opens to;

## Living Room

16'7" x 13'4" (5.07m x 4.07m)

Double glazed cottage style casement window to front incorporating Oak sill and window seat. Large feature inglenook fireplace with original timbre lintel and inset wood burning stove. Flagstone floor and Oak latch door cupboards fitted into recesses on either side of chimney breast (one of which incorporated the central heating boiler) Oak staircase rising to the first floor and two period style column radiators

## Snug/Home Office

9'3" x 7'9" (2.83m x 2.38m)

Double glazed cottage style casement window to rear incorporating Oak sill and window seat. Flagstone floor and large Oak, latch door storage cupboard. Period style column radiator

## Cloakroom

Flagstone floor, W.C, and vanity unit incorporating wash hand basin

## Kitchen/diner/family room

20'5" x 16'0" (6.23m x 4.88m)

Fully double glazed at the rear with French doors opening directly onto the private west facing garden. Dual Lantern skylights and extensive range of quality fitted floor and wall units with contrasting work surfaces incorporating large pantry, 4 ring Neff hob with extractor hood over, two electric Neff ovens and larger fridge with adjacent freezer. Furthermore there is a feature island that incorporates additional

storage cupboards with integral sink, dishwasher and washing machine. There is under floor heating and wall mounted tv aerial point

## First Floor Landing

Oak latch door providing access to concealed second Oak staircase that rises to the master bedroom on the top floor

## Shower Room

10'9" x 9'0" (3.30m x 2.76m)

Double glazed cottage style casement window to front incorporating Oak sill and window seat. Large walk in shower enclosure, W.C and vanity unit incorporating wash hand basin. Oak latch door storage cupboards. (one of which incorporate the pressurised hot water tank) Heated towel radiator

## Bedroom 2

11'7" x 9'11" (3.54m x 3.03m)

Double glazed cottage style casement windows to front incorporating Oak sill and window seat. Period style column radiators

## Bedroom 3

16'10" (max) x 9'3" (5.15m (max) x 2.83m)

Double glazed cottage style casement window to front incorporating Oak sill and window seat. Period style column radiators

## Second Floor

### Master Bedroom

20'2" x 16'11" (6.15m x 5.16m)

Double glazed cottage style casement windows to front incorporating Oak sill's. Access to loft, exposed original beams and 2 x period style column radiators

Tel: 01454 411522

### En-Suite

Double glazed cottage style casement window to rear. W.C, wash hand basin and roll top bath. Heated towel radiator

### Loft

Accessed via a concealed retractable ladder from the master bedroom. This large open space is fully insulated and boarded

### Front Garden

Small enclosed area with pea gravel

### Front

### Rear Garden

Enclosed, secure and private level garden that is laid to lawn with west facing paved patio and gate to parking area at the rear

### Garage

Single detached prefabricated garage with up and over door.

### Parking

Hardstanding for 2-3 vehicles on driveway at the rear.

### 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"

### Material Information - Thornbury

Tenure Type; Flying freehold

Council Tax Banding; South Gloucestershire Band E

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Road Map



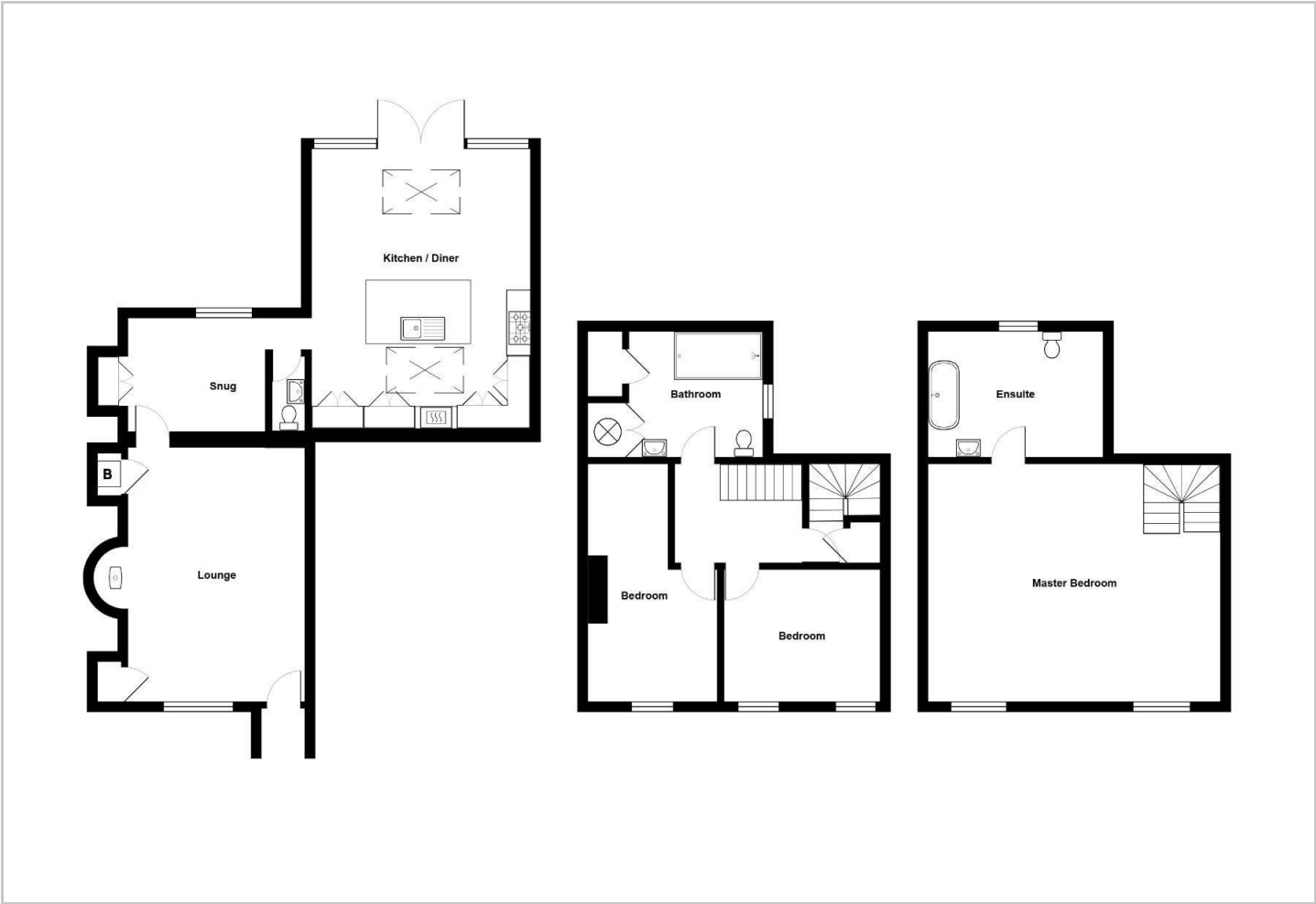
Hybrid Map



Terrain Map



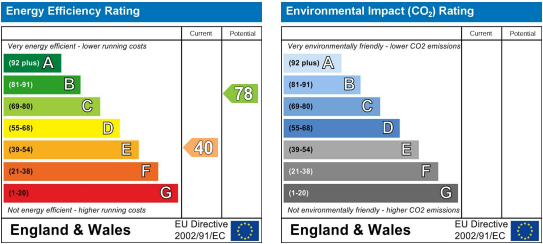
Floor Plan



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.