

HUNTERS®

HERE TO GET *you* THERE



Larkspur Close

Thornbury, BS35 1UQ

£320,000



Council Tax: C



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This marvellous two bedroom bungalow provides beautifully appointed accommodation with the benefit of a super shower room and fabulous fully fitted kitchen/diner. Bright, light and welcoming, the property has been upgraded and improved by the current owner making it low maintenance and easy to manage. Features of worthy note include a sun lounge/dining room extension to the kitchen, uPVC double glazing, gas central heating, easy to manage enclosed private gardens and attached garage with parking. NO CHAIN!

Entrance

Via double glazed composite front door opening to

Porch

Full length obscure uPVC double glazed window to front and part glazed door opening to

Hallway

Access to loft, cupboard housing gas combi boiler and radiator

Living Room

15'1" x 10'1" (4.60m x 3.08)

uPVC double glazed sliding patio doors to the rear, wall mounted living flame gas fire and radiator

Kitchen/Diner/Sun Lounge

Kitchen area

9'7" x 8'8" (2.94m x 2.65m)

Range of modern fitted floor and wall units with contrasting work surfaces incorporating single drainer sink unit. Integral washing machine, electric oven, 4 ring gas hob, fridge/freezer and slimline dishwasher. Radiator

Sun Lounge/Diner

9'7" x 9'1" (2.93m x 2.79m)

Open plan from the kitchen incorporating breakfast bar. uPVC double glazed windows overlooking the rear garden with double glazed door opening to the patio on the side. Radiator

Bedroom 1

11'4" x 9'1" (3.47m x 2.77m)

uPVC double glazed window to front and radiator

Bedroom 2

10'5" (into recess) x 7'5" (3.18m (into recess) x 2.27m)

uPVC double glazed window to front and radiator

Shower Room

Recently refitted and fully tiled comprising W.C, wash hand basin and shower enclosure . Heated towel rail and extractor fan

Front Garden

Low maintenance gravelled area with various established shrubs and hedging

Rear Garden

Enclosed, private and level garden that is predominantly gravelled with various established shrubs. Water tap and access to the rear of the garage.

Garage

Single attached garage with electric roller door, power, light and personal door opening to the rear garden

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band C

Tel: 01454 411522

Anti money laundering

Furthermore, HMRC changes have put a much greater emphasis on vendors, buyers and agents to ensure that we comply with their very stringent regulations associated with anti-money laundering. Due to the gravity of this and the potential serious financial penalties for not complying, we employ an outside firm to carry out these checks for a fee which will indemnify both us and you from any future prosecution. There is a charge of £45 per individual named on the title Deeds, therefore when Coadjute contact you to confirm instructions, they will also ask you to make this payment.



Road Map



Hybrid Map



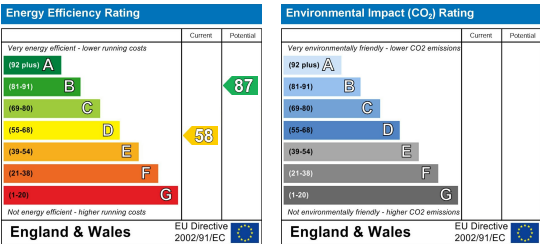
Terrain Map



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.