

HUNTERS[®]

HERE TO GET *you* THERE



Lime Kiln Court

Tytherington, South Gloucestershire, BS35 3AB

£425,000



Council Tax: D



14 Lime Kiln Court

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Entrance

Via Composite security locking front door opening to

Hallway

Staircase rising to first floor and radiator

Cloakroom

Obscure Upvc double glazed window to front, W.C, wash hand basin

Kitchen/diner

14'11" x 10'11" (4.55m x 3.35m)

Upvc double glazed window to front. Extensive range of modern floor and wall units comprehensively fitted to incorporate various integral appliances to include; dishwasher, fridge/freezer, oven and hob with extractor fan. Radiator

Lounge

17'6" x 10'10" (5.35m x 3.31m)

Upvc double glazed French doors opening to rear garden and radiator

Landing

Bedroom 1

11'7" x 10'4" (3.55m x 3.16m)

Upvc double glazed window, radiator

En-Suite

White W.C, wash hand basin and shower enclosure, radiator

Bedroom 2

10'4" x 9'10" (3.16m x 3.01m)

Upvc double glazed window, radiator

Bedroom 3

7'4" x 6'10" (2.26m x 2.10m)

Upvc double glazed window and radiator

Bathroom

Obscure Upvc double glazed window, white W.C. wash hand basin and panelled bath with tiled walls shower and screen. Radiator

Side Garden

Pretty sunken patio garden at the side of the house, enclosed by stone wall. Summer house

Rear Garden

Enclosed, secluded and private garden that is low maintenance and easy to manage with paved patio, boards and rear gate

Garage

Large single garage with double doors and storage area into eaves. Additional parking in front for an additional two vehicles.

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band D

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



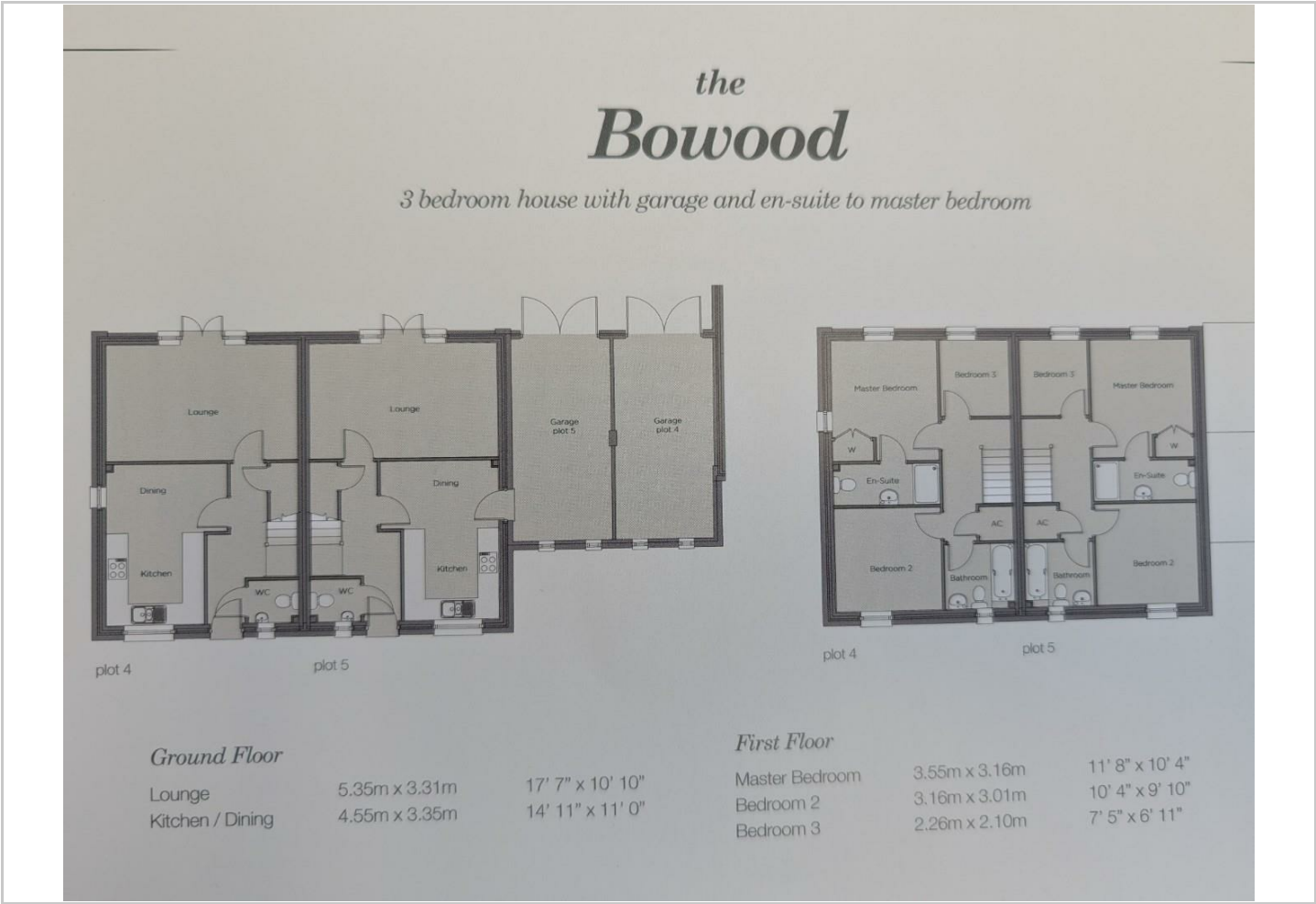
Hybrid Map



Terrain Map



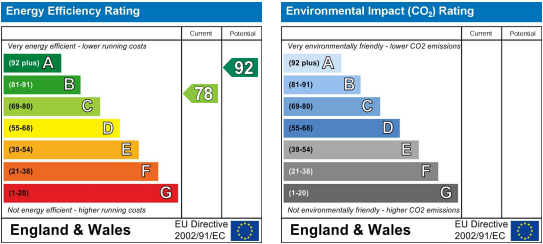
Floor Plan



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.