

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



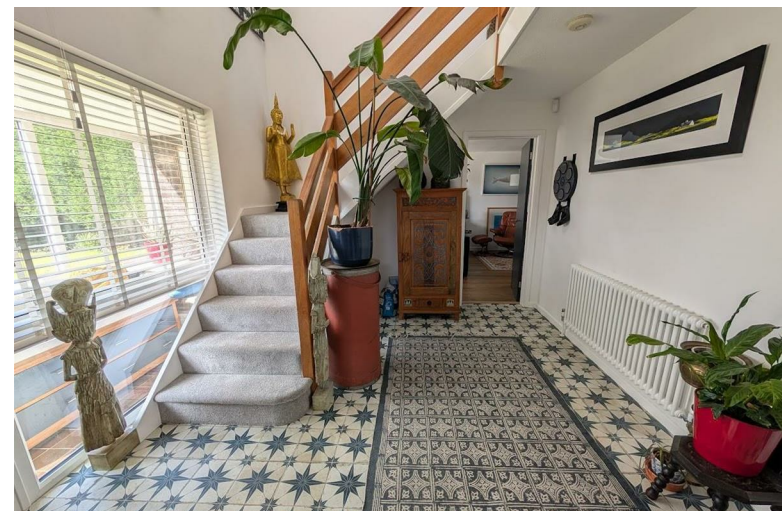
## Jubilee Drive

Thornbury, Bristol, BS35 2YG

£520,000



Council Tax: E



# 1 Jubilee Drive

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## Entrance

Via uPVC double glazed front door opening to

## Porch

uPVC double glazed windows to front, quarry tiled floor and security locking composite front door opening to

## Reception Hallway

12'0" x 10'8" (3.67m x 3.27m)

uPVC double glazed window to front, staircase rising to gallery landing. Attractively tiled floor, walk in cloaks cupboard and radiator

## Cloakroom

Obscure uPVC double glazed window to side. W.C, wash hand basin and W.C, tiled walls to dado level, tiled floor and heated towel rail

## Kitchen

11'11" x 9'7" (3.65m x 2.93m)

uPVC double glazed window to rear and double glazed door to side garden. Extensive range of modern floor and wall units with contrasting "Quartz" work surfaces incorporating sink unit, integral "Neff" double oven and induction hob with extractor hood over. Washing machine, dishwasher, wine rack and vertical radiator

## Living Room

24'4" x 12'0" (7.44m x 3.66m)

uPVC double glazed window to front with uPVC double glazed French doors opening to conservatory at the rear. Serving hatch to kitchen and Oak flooring. 2 X Radiators

## Conservatory

14'3" x 9'2" (4.35m x 2.80m)

uPVC double glazed windows overlooking the rear garden with French doors opening onto the patio. Double glazed roof, power and light

## First Floor Landing

Feature gallery landing with uPVC double glazed window to front. Access to loft and airing cupboard housing gas central heating boiler

## Wet Room

Obscure uPVC double glazed window to front. Suite comprising W.C and vanity unit incorporating toiletries cupboards and wash hand basin. Fully tiled around with large walk in shower enclosure. Heated towel rail

## Bedroom 1

12'0" x 11'5" (3.67m x 3.50m)

uPVC double glazed window to front, timber floor, built in wardrobe and radiator

## Bedroom 2

10'7" x 9'11" (3.24m x 3.04m)

uPVC double glazed window to rear, timber floor, built in wardrobe and radiator

## Bedroom 3

9'6" x 9'3" (2.90m x 2.83m)

uPVC double glazed window to rear and radiator

## Bedroom 4

9'6" x 7'10" (2.90m x 2.39m)

uPVC double glazed window to rear and radiator

## Front Garden

Large open plan lawn with young shrubs and conifer screening to one side

### Side/Rear garden

Totally enclosed, secure and private walled garden that has been professionally landscaped to incorporate a large patio area. Furthermore there are raised beds to include a well planted herb garden and additional tropical/Mediterranean area that incorporates various specimen shrubs and palms. There is an additional raised patio and pre-fabricated shed at the side of the house with additional storage area

### Garage

Single detached with electric up and over door, power and light

### Parking

Hardstanding on driveway in front of garage for two large vehicles or three small

### Material Information - Thornbury

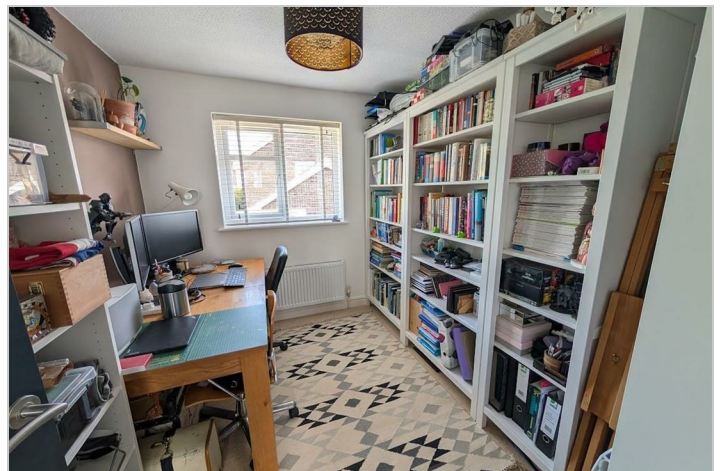
Tenure Type; Freehold

Council Tax Banding; South Gloucestershire E

### Anti money laundering

Finally, I should mention that recent HMRC changes have put a much greater emphasis on the importance of sellers complying with very stringent regulations

associated with anti-money laundering. Due to the gravity of this and the potential serious financial penalties for not complying, unlike some of our competitors, we take this very seriously and do not wish to place either ourselves, or clients in a difficult position. On that basis you will be contacted by a third party firm to carry out these checks for a fee which will indemnify both you and us from any future prosecution. Their name is Coadjute and there is a charge of £45 per individual named on the title Deeds.



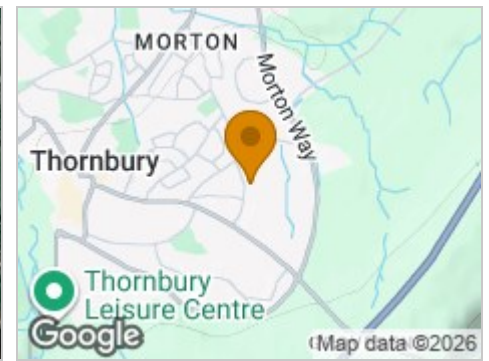
## Road Map



## Hybrid Map



## Terrain Map



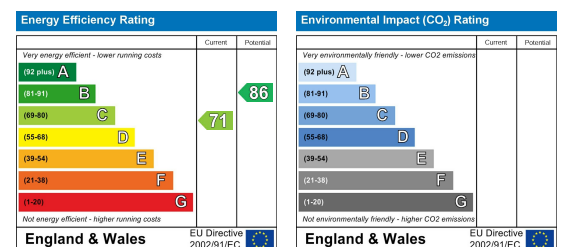
## Floor Plan



## 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.