

HUNTERS®

HERE TO GET *you* THERE



Cherwell Close

Thornbury, BS35 2DN

£225,000



Council Tax: B



12 Cherwell Close

Thornbury, BS35 2DN

£225,000



Entrance

Via uPVC double glazed front door opening to

Hallway

Obscure uPVC double glazed window to front with uPVC double glazed door to rear garden. Staircase rising to first floor and storage heater

Cloakroom

Obscure uPVC double glazed window to rear. White W.C and wash hand basin

Kitchen/B'fast Room

12'6" x 8'10" (3.83m x 2.71m)
uPVC double glazed window to rear. Range of floor and wall with work surfaces incorporating sink. Airing cupboard housing hot water tank.

Lounge

14'6" x 13'2" (4.44m x 4.03m)
uPVC double glazed window to front, storage heater and large under stairs cupboard

Landing

Access to loft, large walk in storage cupboard. Storage heater

Bedroom 1

11'7" x 11'4" (3.55m x 3.47m)
uPVC double glazed window to front, built in wardrobe

Bedroom 2

12'6" x 8'11" (3.83m x 2.73m)
uPVC double glazed window to rear, over stairs storage cupboard

Bedroom 3

11'4" x 7'2" (3.46m x 2.20m)
uPVC double glazed window to front

Wet room

Obscure uPVC double glazed window to rear. White W.C, vanity unit incorporating wash hand basin, panelled walls and electric shower

Front Garden

Open plan lawn

Rear Garden

Small enclosed patio garden with gravelled area and raised planters. dilapidated brick/block workshop-shed with power

Material Information - Thornbury

Tenure Type; Freehold
Council Tax Banding; South Gloucestershire Band B
Construction; Non Traditional, thought to be Laing Easy Form



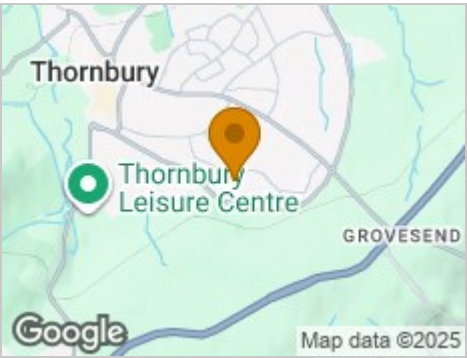
Road Map



Hybrid Map



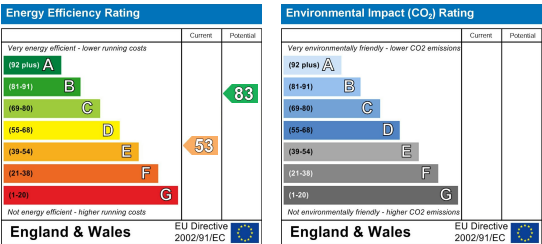
Terrain Map



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.