

# HUNTERS®

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## Dart Close

Thornbury, BS35 2AF

Offers In Excess Of £245,000



Council Tax: C



# 1 Dart Close

Thornbury, BS35 2AF

Offers In Excess Of £245,000



## Entrance

Via security locking front door at side.

## Hallway

Part glazed door opening onto inner hallway, radiator.

## Kitchen/Breakfast Room

15'0" x 9'9" (4.58m x 2.98m)

UPVC double glazed windows to front and side, a range of floor and wall units with working surfaces incorporating a stainless steel single drainer sink unit, space for cooker, plumbing for automatic washing machine, wall mounted gas central heating boiler, radiator.

## Lounge

18'1" x 10'7" (5.53m x 3.24m)

UPVC double glazed windows to front, radiator.

## Bedroom 1

13'7" x 12'7" (4.15m x 3.86m)

UPVC double glazed sliding patio doors to rear, radiator.

## Bedroom 2

13'5" x 10'5" (4.10m x 3.19m)

UPVC double glazed window to rear, radiator.

## Bedroom 3

10'10" x 6'5" (3.32m x 1.96m)

UPVC double glazed window to rear, radiator.

## Bathroom

7'0" x 6'7" (2.15m x 2.01m)

Obscure UPVC double glazed window to side, w.c. wash hand basin, panelled bath, radiator.

## Wet Room

7'0" x 5'4" (2.14m x 1.65m)

Obscure UPVC double glazed window to side, w.c. wash hand basin, wall mounted electric shower unit, radiator.

## Storage Cupboard

6'4" x 4'3" (1.95m x 1.31m)

Large walk in storage area accessed from the hallway this cupboard is shelved and provides access to the loft.

## Front Garden

The open plan lawn is not being sold with the property and will not be included on the site plan or deeds. This will be retained by Bromford housing associating who will continue to maintain it. The cutting of the grass is what the annual service charge will cover.

## Rear Garden

To the rear is a very large private level garden currently awaiting cultivation.

## Garage

Generous detached garage linked to the property with up and over door, power and light.

## Parking

There is a hardstanding in front of the garage for two vehicles.

## Additional Information

EPC Band D

Council Tax Band C

This is a freehold property but with an annual service charge of £109.60 pa.



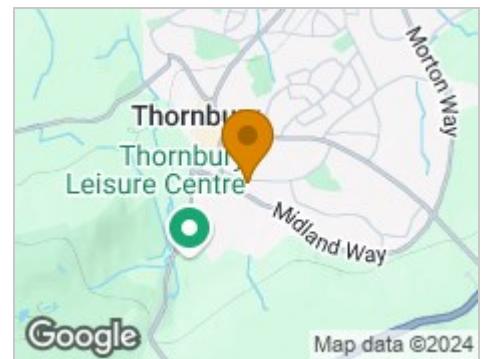
## Road Map



## Hybrid Map



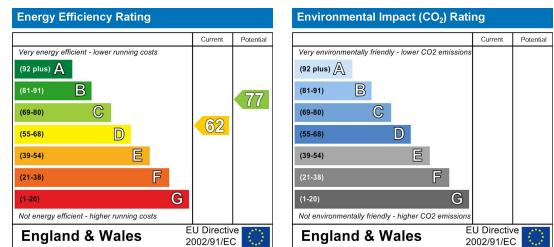
## Terrain Map



## 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.