

# HUNTERS®

HERE TO GET *you* THERE



## Courville Close

Alveston, BS35 3RR

£240,000



Council Tax: D



# 7 Courville Close

Alveston, BS35 3RR

£240,000



## Entrance

Via covered open fronted canopy porch to front door providing access to hallway

## Hallway

Staircase rising to first floor, Cupboard housing gas central heating boiler. Radiator

## Cloakroom

W.C, wash hand basin and storage cupboard with work surface and additional cupboard housing washing machine. Extractor fan and radiator

## Living Room

24'5" x 12'2" (7.45m x 3.71m)

Upvc double glazed window to front with double glazed bay window to the rear. Mock feature fireplace and two radiators

## Kitchen

9'10" x 9'3" (3.0m x 2.82m)

Double glazed window to rear and door opening to conservatory. Range of various floor and wall units with ample work surfaces that incorporate a single drainer sink unit. Built in electric oven and ceramic hob. Radiator

## Conservatory

8'8" x 8'11" (2.66m x 2.73m)

Upvc double glazed windows overlooking the rear garden with double glazed French doors

## Landing

Access to loft and airing cupboard

## Bedroom 1

15'8" x 11'8" (4.79m x 3.58m)

Upvc double glazed window to front. Range of built in cupboards and wardrobes. Radiator

## Bedroom 2

12'2" x 11'8" (3.72m x 3.57m)

Upvc double glazed window to rear, built in cupboard and radiator

## Shower room

Double glazed skylights, W.C, wash hand basin and shower enclosure. Radiator

## Front Garden

Small shrub border and bin store

## Rear Garden

Enclosed, level and easy to manage South East facing garden with artificial grass and rear gate

## Garage

Single garage with up and over door in nearby block

## Material Information - Thornbury

Tenure Type; Freehold

Annual Service Charge Amount £3,600

Council Tax Banding; South Gloucestershire Band D

EPC Band C

## Anti Money Laundering Regulations

"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"



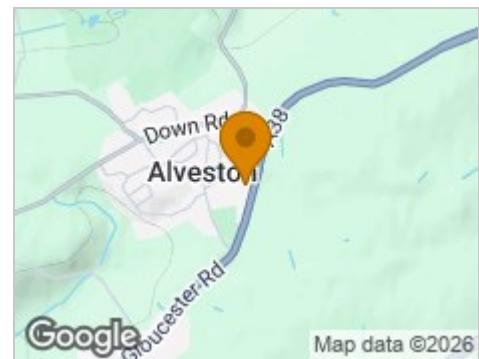
## Road Map



## Hybrid Map



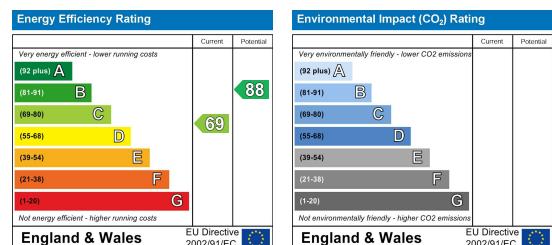
## Terrain Map



## 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.