

# HUNTERS®

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## Wolfridge Ride

Alveston, BS35 3RA

Offers In Excess Of £500,000



Council Tax: E



# 8 Wolfridge Ride

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## Entrance

Via uPVC double glazed front door opening to

## Porch/Sun Lounge

UPVC double glazed windows and door to side.  
Double glazed door.

## Hallway

Large cloaks cupboard, access to loft. Radiator.

## Living Room

17'9" x 12'4" (5.43m x 3.76m)

Double glazed windows to front and side with double glazed sliding patio doors to rear. Feature stone fireplace incorporating inset opening for fire.  
2 radiators.

## Dining Room

11'11" x 8'11" (3.65m x 2.72m)

UPVC double glazed window to side. Radiator.

## Kitchen

12'3" x 8'10" (3.74m x 2.70m)

UPVC double glazed window to rear. Range of floor and wall units with worksurfaces incorporating stainless steel single drainer sink unit, wall mounted gas central heating boiler, plumbing for automatic washing machine, double glazed door to side porch.

## Side Porch/Utility

UPVC double glazed windows and doors to front and rear. Double glazed roof.

## Bedroom 1

14'4" x 10'5" (4.39m x 3.20m)

UPVC double glazed windows to front and side, built in wardrobes. Radiator.

## Bedroom 2

13'6" x 10'2" (4.14m x 3.116m)

UPVC double glazed window to front, built in wardrobe. Radiator.

## Bedroom 3

9'5" x 9'5" (2.89m x 2.89m)

UPVC double glazed window to side, built in sliding mirrored door wardrobe. Radiator.

## Shower Room

9'5" x 7'5" (2.89m x 2.28m)

Obscure UPVC double glazed window to side, suite comprising WC, wash hand basin and large walk in shower enclosure, partially tiled with storage cupboards. Radiator.

## Garage

16'8" x 12'1" (5.10m x 3.70m)

Generous garage/workshop with power and light, up and over door and glazed door to the rear.

## Parking

Hardstanding for 2 vehicles

## Gardens

Front: Landscaped to incorporate lawn and raised beds and gravelled areas.

Rear: Enclosed and private level garden with small lawn, paved patio and shrub borders with timber shed and raised deck.

## Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; Band E

### Anti Money Laundering paragraph

"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"



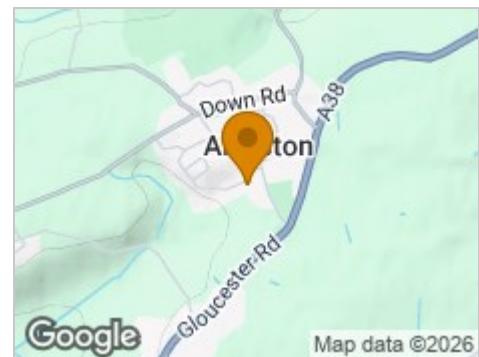
## Road Map



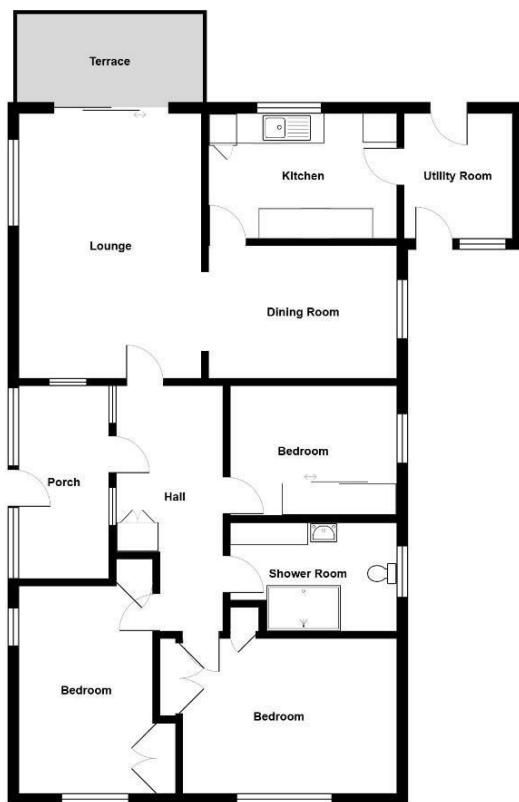
## Hybrid Map



## Terrain Map



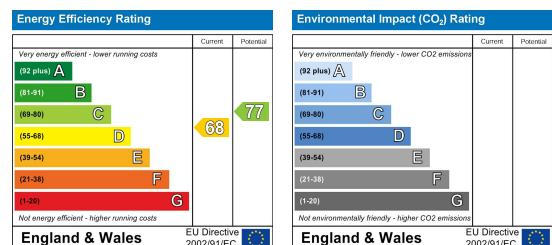
## Floor Plan



## 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.