

HUNTERS[®]

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20 Gloucester Road

Thornbury, BS35 1DG

Guide Price £350,000



This attractive Victorian Grade II listed terrace cottage enjoys a central location that is convenient for easy access to a wide range of local amenities. The property briefly comprises:- entrance hallway with natural stone wall and flagstone flooring, lounge with feature fireplace, dining room leading onto a garden room, kitchen and cellar perfect for storage. Upstairs are 3 bedrooms and generous size bathroom. To the rear, the property has a beautiful mature garden with numerous trees and shrubs. Furthermore, the cottage benefits from Solar panels and a rented secure car parking space nearby. Council Tax D



ENTRANCE

Via original solid front door.

HALLWAY

Exposed stone wall and flagstone flooring, staircase rising to first floor with access to cellar and radiator.

LOUNGE 13'4" x 11'10" (4.06 x 3.60)

Sash window to front with internal pine shutters, feature Victorian cast Iron fireplace with attractive surround and hearth, built- in storage cupboards fitted to recess on one side, dado rail and radiator.

DINING ROOM 10'10" x 9'9" (3.29 x 2.98)

Built-in pine dresser unit, feature open fireplace with built-in shelves and cupboards on either side into recess, radiator, French doors opening to :-

GARDEN ROOM 8'6" x 5'8" (2.59 x 1.73)

Leaded French doors opening to garden, exposed natural stone wall, tiled floor, and double glazed polycarbonate roof

KITCHEN 10'3" x 9'9" (3.12 x 2.97)

Cottage style casement window to side, range of floor and wall units with contrasting work surfaces incorporating sink unit with mixer taps, integral oven and 4 ring gas hob with extractor over, breakfast bar, plumbing for dishwasher, tiled floor and radiator.

UTILITY ROOM

Part glazed door opening to rear garden, base unit with work surfaces incorporating plumbing for washing machine, 'Ideal' gas central heating boiler.

CELLAR 11'10" x 11'6" approx (3.60 x 3.50 approx)

2m headroom with light and power

LANDING

Access to loft.

BATHROOM

Obscure window to rear, suite comprising WC, wash hand basin, panelled bath, separate tiled shower enclosure, linen cupboard and radiator

BEDROOM 1 12'0" x 9'8" (3.66 x 2.95)

Sash window to front, feature dog grate fireplace and radiator.

BEDROOM 2 10'10" x 10'9" (3.29 x 3.27)

Casement window to rear, built-in wardrobe and radiator.

BEDROOM 3 8'11" x 7'2" (2.72 x 2.19)

Sash window to front, radiator.

GARDENS

FRONT GARDEN

Attractive cottage garden enclosed by shrub hedging.

REAR GARDEN

Enclosed by stone walling on either side, laid to lawn with numerous established shrubs and young apple and plum trees, raised beds. Timber shed, paved patio.

PARKING

By arrangement the owner rents a secure parking space directly across the road from Clutton Cox solicitors for a sum of £91.00 per quarter

SOLAR PANELS

In 2011 the vendors purchased 6 solar panels which are mounted on the rear roof of the cottage, We are advised that in 2021 they brought in an income of approximately £547.00 However this sum is not guaranteed and will fluctuate depending upon weather conditions and tariff negotiated.

Area Map



Floor Plans



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.

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