

HUNTERS®

HERE TO GET *you* THERE



Thresher Close

Thornbury, BS35 1BL

Offers In The Region Of £300,000



Council Tax: C



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Introduction

Hunters are delighted to present this fabulous two bedroom semi detached house with adjacent parking for two vehicles. Tastefully appointed to provide deceptively spacious accommodation that is bright, light and welcoming, this super home boasts a wealth of features to include a comprehensively fitted kitchen with integral appliances, generous living room and cloakroom at ground floor level, whilst there are two double bedrooms, en-suite and bathroom at first floor level. To the rear there is an enclosed low maintenance garden with side access. Situated in a lovely residential position close to open space, we feel that this tremendous home warrants a prompt and detailed internal viewing.

Entrance

Via canopy porch to front door opening to

Hallway

Useful storage cupboard housing gas central heating boiler

Cloakroom

W.C, wash hand basin and extractor fan. Radiator

Kitchen

10'0" x 6'2" (3.06m x 1.90m)

Double glazed window to front. Range of floor and wall units with contrasting work surfaces incorporating single drainer sink unit. Wide range of integral appliances to include, oven, hob, extractor fan, dishwasher and fridge/freezer.

Living room

17'4" x 12'10" (5.29m x 3.93m)

Full length uPVC double glazed windows to rear with central French doors opening onto decking.

Staircase rising to first floor with large recess under, Herringbone design flooring, 2 x radiators

Landing

Access to loft

Bathroom

Obscure uPVC double glazed window to side, white W.C, wash hand basin and panelled bath, Radiator

Bedroom 1

12'11" x 9'0" (3.94m x 2.76m)

uPVC double glazed window to rear, built in over stairs storage cupboard and radiator

en-suite

Obscure uPVC double glazed window to side. W.C, wash hand basin and tiled shower enclosure. Radiator

Bedroom 2

12'10" x 8'5" (3.92m x 2.57m)

Double glazed window to front, radiator

Rear Garden

Enclosed, private and secure level garden that is low maintenance and easy to manage, comprising decked areas and central lawned area (artificial grass) Side gate, power and light

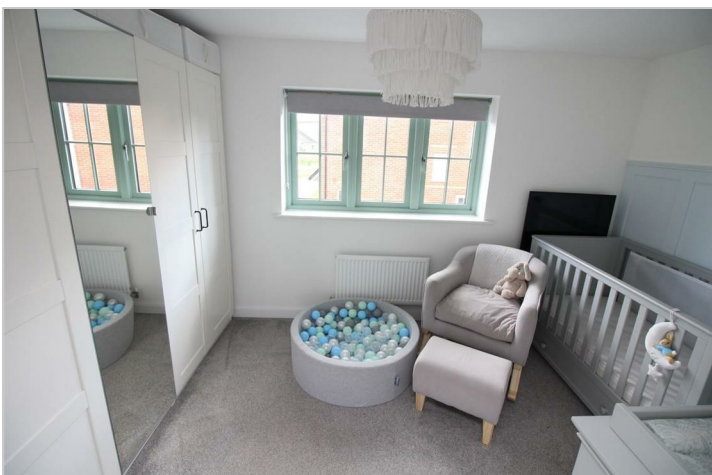
Parking

Hard standing at the side of the house for two vehicles. Water tap and gate to rear garden

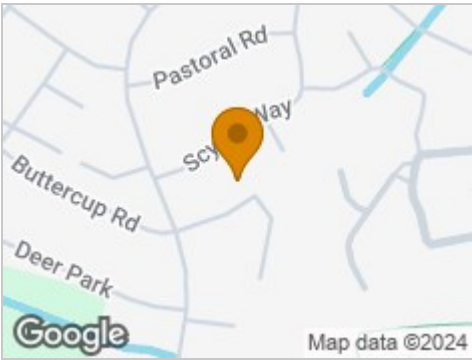
Material Information - Thornbury

Tenure Type; Freehold

Council Tax; South Gloucestershire Band C



Road Map



Hybrid Map



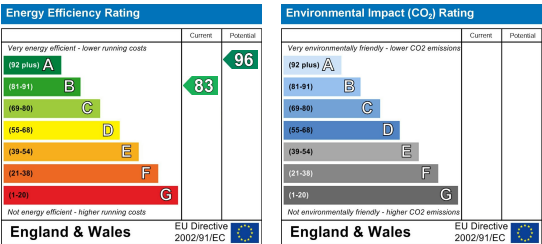
Terrain Map



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.