

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Jubilee Drive

Thornbury, Bristol, BS35 2YJ

£498,500



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Council Tax: E





# 91 Jubilee Drive

Thornbury, Bristol, BS35 2YJ

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## Porch

Upvc double glazed door opening to front with Upvc double glazed windows to both front and side. Original front door opening to

## Hallway

Cloaks cupboard and radiator

## Lounge

14'11" x 13'0" (4.57m x 3.97m)

Upvc double glazed window to rear. Feature Cotswold stone effect fireplace with marble hearth. Radiator

## Kitchen

19'7" x 12'11" (5.97m x 3.96m)

Upvc double glazed window to side with double glazed sliding patio doors opening to conservatory at the rear. Extensive range of floor and wall units with contrasting worksurfaces incorporating double bowl sink unit. Integral dishwasher, fridge/freezer, double oven and four ring hob with extractor hood over. Radiator

## Conservatory/Sun Lounge

27'10" x 12'7" (8.50m x 3.86m)

Upvc double glazed windows overlooking rear garden with double glazed French doors opening to decking. Double glazed roof, integral door to garage and radiator

## Cloakroom

Obscure Upvc double glazed window to side. W.C and wash hand basin, tiled walls and radiator

## Internal Hallway

Access via retractable ladder to loft. Airing cupboard

## Bathroom

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

## Bedroom 1

11'1" x 10'5" (3.39m x 3.19m)

Upvc double glazed window to front, built in wardrobe and radiator

## Bedroom 2

8'9" x 8'8" (2.69m x 2.65m)

Upvc double glazed window to front, built in wardrobe and radiator

## Bedroom 3

8'3" x 8'3" (2.53m x 2.52m)

Upvc double glazed window to side, built in mirror door wardrobe

## Front Garden

Open plan gravelled area with shrub hedging

## Rear Garden

South West facing low maintenance garden garden comprising large deck with gravelled area incorporating numerous established shrubs and bushes. Aluminium framed greenhouse and large brick built workshop/ shed with power and light (potential home office)

## Garage

Single attached garage with up and over door. Wall mounted gas central heating boiler, plumbed for washing machine. Space for tumble dryer and fridge/freezer

## Parking

Hardstanding on driveway for 2-3 vehicles

Tel: 01454 411522

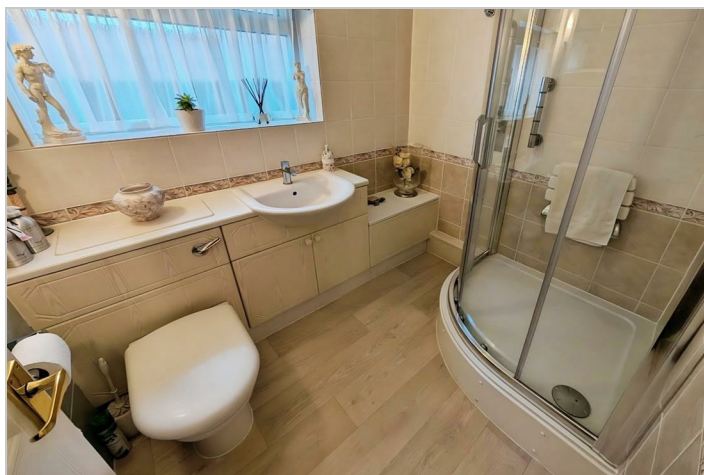
## Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire E

## Anti Money Laundering

Finally, recent HMRC changes have put a much greater emphasis on the importance of sellers complying with very stringent regulations associated with anti-money laundering. Due to the gravity of this and the potential serious financial penalties for not complying, unlike some of our competitors we take this very seriously and do not wish to place either ourselves or clients in a difficult position. On that basis you will be contacted by a third party firm to carry out these checks for a fee which will indemnify both you and us from any future prosecution. There is a charge of £45 per individual named on the title Deeds, therefore when Coadjute contact you to confirm instructions, they will also ask you to make this payment.



Road Map



Hybrid Map



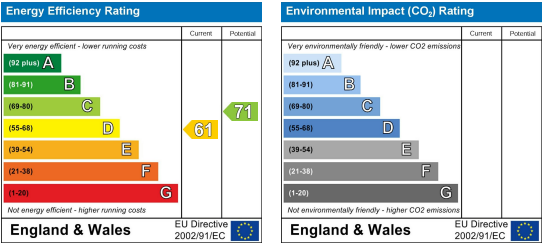
Terrain Map



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.