

HUNTERS®

HERE TO GET *you* THERE



Quarry Road
Alveston, BS35 3JP

£299,950



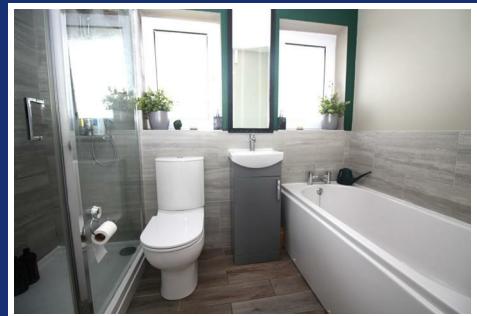
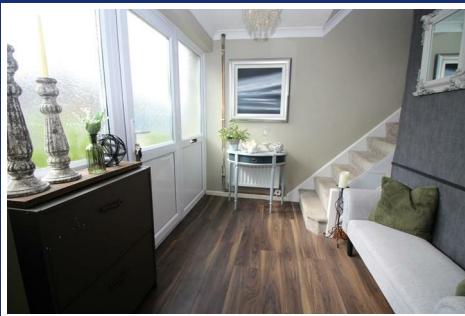
Council Tax: B



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ENTRANCE

Via obscure Upvc double glazed security locking front door opening to

PORCH

Open plan staircase rising to first floor, radiator

Living Room

20'4" x 11'8" (6.20 x 3.56)

Upvc double glazed window to front and Upvc double glazed sliding patio doors to rear, feature fireplace incorporating living flame gas fire with attractive surround and hearth. Radiator

KITCHEN

9'8" x 8'5" (2.94 x 2.57)

Upvc double glazed window overlooking the rear garden. Range of various modern floor and wall units with contrasting work surfaces incorporating integral oven and gas hob, integral dishwasher and fridge/freezer. Stainless steel single drainer sink unit and large walk-in under stairs storage cupboard with plumbing for washing machine

LANDING

Access to loft and airing cupboard housing gas central heating boiler

BATHROOM

Obscure Upvc double glazed windows to rear. White suite comprising w.c, wash hand basin and panelled bath with separate tiled shower enclosure incorporating shower unit. Vertical radiator

BEDROOM 1

13'11" x 10'11" (4.23 x 3.34)

Upvc double glazed window to front. Radiator

BEDROOM 2

13'9" x 9'2" (4.18 x 2.79)

Upvc double glazed window to rear, radiator

BEDROOM 3

8'6" x 8'0" (2.60 x 2.43)

Upvc double glazed window to front, built in cabin bunk and radiator

REAR GARDEN

Enclosed private lawn and paved patio backing onto the playing field of the Marlwood comprehensive school. Brick built store incorporating plumbing for washing machine. Integral pedestrian access to front

PARKING

Hardstanding at the front of the property for two vehicles

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band B

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



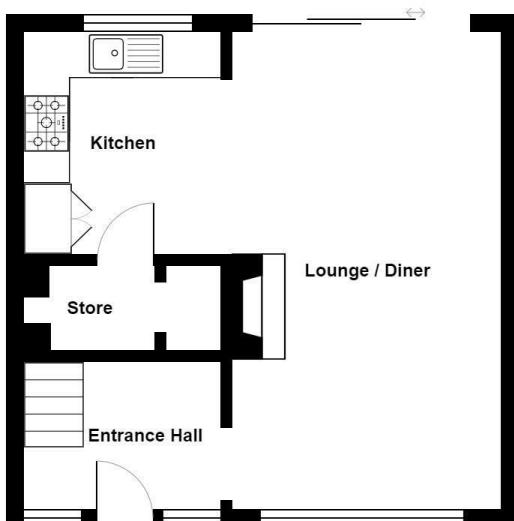
Hybrid Map



Terrain Map



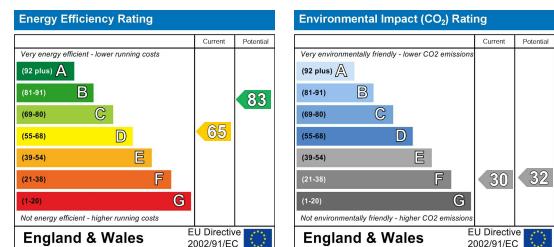
Floor Plan



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.