HUNTERS

HERE TO GET you THERE



Squires Leaze

Thornbury, Bristol, BS35 1TH £350,000



Available for early occupation.......This fabulous two bedroom bungalow occupies a sought after cul de sac position that is well placed for easy access to both the health center and local convenience store. Tastefully appointed to incorporate a host of features, this easy to manage bungalow not only enjoys gas central heating and double glazing, but also the benefit of cavity wall insulation. With a private rear garden and attached garage, we feel that this tremendous property would ideally suite those in search of a compact easy to manage home in a convenient location. NO CHAIN!



Introduction

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Entrance

Via small covered porch to obscure Upvc double glazed front door opening to

Hallway

Access to loft, airing cupboard and radiator

Bedroom 1 14'3" x 9'8" (4.36m x 2.96m)

Upvc double glazed box bay window to front. Built in wardrobes and radiator

Bedroom 2 11'5" x 10'5" (3.49m x 3.19m)
Upvc double glazed window to front and radiator

Shower Room

Obscure Upvc double glazed window to side. W.C, vanity unit incorporating wash hand basin and tiled shower enclosure with "Mira" shower. Heated towel rail and anti fog mirror incorporating lighting

Lounge 19'10" x 12'0" (6.05m x 3.66m) Upvc double glazed window to rear and radiator

Kitchen 11'0" x 9'8" (3.36m x 2.95m)

Upvc double glazed window to rear with double glazed door opening to garden. Range of various floor and wall units with contrasting work surfaces incorporating stainless steel sink unit, plumbed for washing machine, space for cooker and fridge/freezer. Cupboard housing gas central heating boiler and radiator

Front Garden Open plan lawn

Garage

Single attached with electric roller door, power and light. Personal double glazed door opening to rear garden

Parking

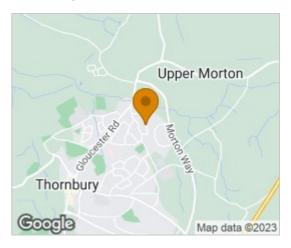
Hard standing for two vehicles

Tenure Freehold

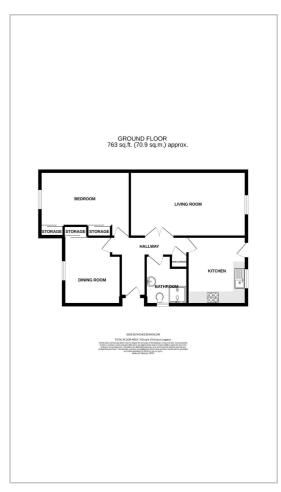
Council Tax Band

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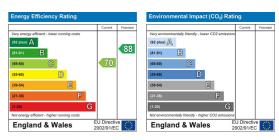
Area Map



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.

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