

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!



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

Access to loft, airing cupboard and radiator

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

Upvc double glazed window to front and radiator

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

Upvc double glazed window to rear and radiator

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

Open plan lawn

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

Hard standing for two vehicles

Freehold

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A map showing the location of Upper Morton, Thornbury, and Gloucester Rd. The map includes a red pin marking a specific location near the intersection of Gloucester Rd and Morton Way. The Google logo and 'Map data ©2023' are visible at the bottom.

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Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

Environmental Impact (CO₂e) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ e emissions		
(82 plus) A		
(61-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ e emissions		

EU Directive 2002/91/EC

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.