

# HUNTERS®

HERE TO GET *you* THERE



## Heathend Cottages

Heathend, GL12 8AS

£375,000



Council Tax: C





# 2 Heathend Cottages

Heathend, GL12 8AS

£375,000



## INTRODUCTION

Cottages are always in strong demand, accordingly we anticipate an abundant interest in this fabulous three bedroom character cottage that enjoys a private rear garden and off street parking for two vehicles. Tastefully appointed to retain a host of period features, this delightful property provides deceptively spacious accommodation to incorporate two multi fuel stoves, Oak flooring, beamed ceilings and exposed natural stone internal walls. To round things off, a modern Oil fired central heating system and Upvc double glazing compliment this highly desirable country cottage that would ideally suite the growing family or professional couple alike. "Internal viewings keenly encouraged".

## ENTRANCE

Via solid hardwood front door that opens to

## Porch

Spacious area with cloak hooks and power points

## HALLWAY

Large storage cupboard with cottage style latch door, archway through to

## KITCHEN/DINER

13'6" x 10'0" (4.11 x 3.06)

Wood grain effect Upvc double glazed window to front, extensive range of various floor and wall units with ample work surfaces incorporating double bowl ceramic sink unit with mixer taps. Integral dishwasher, plumbed for washing machine and space for fridge freezer. Exposed natural stone wall, space for cooking range with extractor hood over, radiator

## LIVING ROOM

30'2" x 12'2" (9.20 x 3.71)

Wood grain effect Upvc double glazed windows overlooking the rear garden with double glazed door opening onto garden. Reclaimed Oak floor, central open tred staircase rising to the first floor and two multi fuel stoves at either end of the room. Exposed natural stone wall and chimney breast with exposed beamed ceiling. Two radiators

## LANDING

## BEDROOM 1

14'10" x 10'1" (4.52 x 3.08)

Wood grain effect Upvc double glazed window to front and radiator

## EN SUITE

Double glazed skylight, w.c, wash hand basin and tiled shower enclosure incorporating electric shower unit, radiator

## BEDROOM 2

12'1" x 8'10" (3.68 x 2.68)

Wood grain effect Upvc double glazed window to rear, range of built in ladies and gents wardrobes. Original feature dog-grate cast iron fireplace with timber surround, radiator

## BEDROOM 3

12'1" x 10'0" (3.68 x 3.04)

Wood grain effect Upvc double glazed window to rear, access to loft via retractable ladder. Original feature dog-grate cast iron fireplace, radiator

Tel: 01454 411522

## BATHROOM

9'2" x 7'6" (2.80 x 2.29)

Obscure wood grain effect Upvc double glazed window to rear, white suite comprising w.c, vanity unit incorporating wash hand basin and panelled bath with tiled splash backs and mixer shower over, radiator

## REAR GARDEN

Enclosed private garden laid to lawn with South Easterly aspect. Paved patio, established shrubs with flower beds. Oil tank and timber shed. Rear pedestrian access

## PARKING

Gravelled hard standing at the front of the property providing off street parking for two vehicles. Covered recycling store.

## MOTORBIKE SHED

Substantial timber structure with double doors providing dry secure shelter for motorbike or pushbikes.

## Material Information - Thornbury

Tenure Type; Freehold

South Gloucestershire Council Tax Band C



Road Map



Hybrid Map



Terrain Map



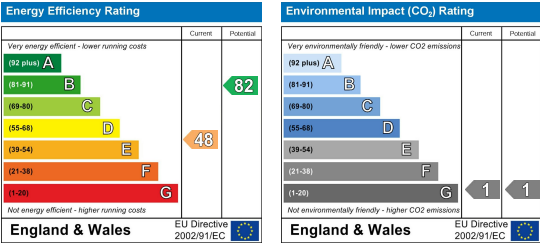
Floor Plan



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.