



**FOR SALE**

8a Thornbury Road

Alveston | Bristol | South Gloucestershire | BS35 2LR

£340,000



THE PROPERTY OUTLET



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COMING SOON! The Property Outlet take great delight in offering this new build home situated within Alveston to the residential sales market. This brand new build is nearing completion and would ideally suit first time buyers looking to move on to the property ladder. The accommodation comprises entrance hallway, cloakroom/wc, large living room & a fitted kitchen/dining room. The kitchen is well equipped having integrated appliances. To the first floor there are two double bedrooms & a bathroom/wc. The property further benefits from the latest air sourced heat pump technology with underfloor heating to the ground floor & is fully double glazed. Outside there is a driveway providing ample off road parking along with an attractive rear garden. The property is situated close to Thornbury Village & has great access to public transport & the M4/M5 motorway networks. The Property Outlet feel this home needs to be viewed internally.

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## ROOM DESCRIPTIONS

### Entrance Hallway

Via obscured double glazed door & doors to all remaining rooms.

### Cloakroom/Wc

Obscured double glazed window to side aspect. Low level w/c, wash had basin & heated towel rail.

### Living Room

3.15m ( 10'5") x 3.73m ( 12'3")

Double glazed window to front aspect.

### Kitchen/Dining Room

3.72m ( 12'3") x 5.32m ( 17'6")

Double glazed window to rear aspect, double glazed patio doors leading to rear garden & Radiator. A range of wall & base units with worksurfaces over, single bowl, single drainer unit with mixer tap over. Integrated dishwasher, integrated fridge/freezer, integrated washing machine & an electric hob/electric oven. Narrowing to 2.24 metres.

### Kitchen Area

### Dining Area

### First Floor Landing

Council Tax Band:

Tenure: Freehold



## FEATURES

- Two Double Bedrooms
- Off Road Parking
- Kitchen/Dining Room
- Brand New
- Cloakroom/WC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	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			
England & Wales		EU Directive 2002/91/EC	



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IMPORTANT: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Prospective purchasers should note that these sales particulars have been prepared as a general guide only. A detailed survey has not been conducted, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are displayed, they are for guidance and illustration purposes only, and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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