

# BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- DETACHED BUNGALOW
- LOVELY PLOT AND LARGE DRIVEWAY
- 'L' SHAPED LOUNGE/DINER
- THREE BEDROOMS
- CONSERVATORY
- SHOWER ROOM PLUS CLOAKROOM
- SOLAR PANELS, GAS CH AND DOUBLE GLAZING
- GARAGE WITH ELECTRIC DOOR
- NO CHAIN
- GOOD SOUGHT AFTER LOCATION
- EPC 'B' COUNCIL TAX 'E' FREEHOLD

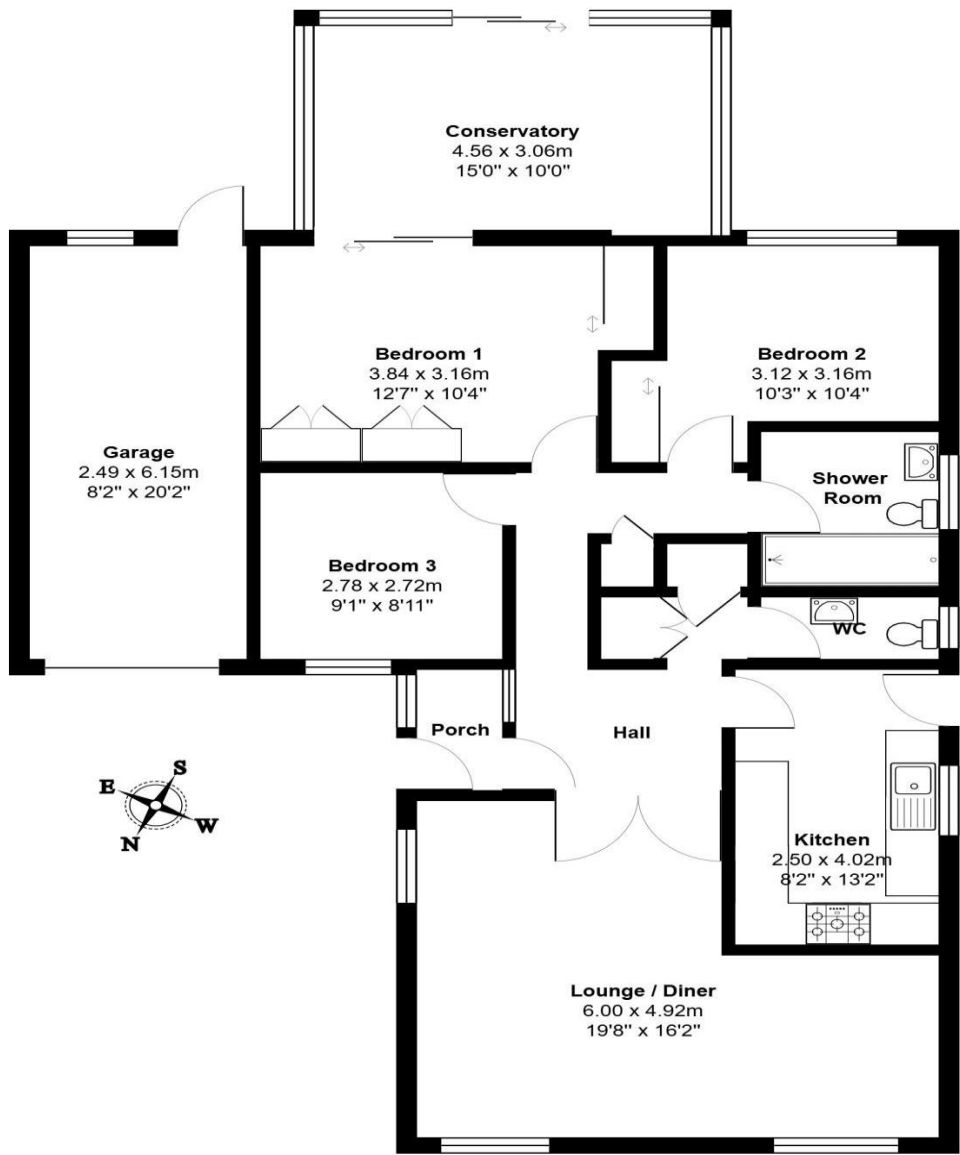


88 JUBILEE DRIVE  
THORNBURY  
BRISTOL  
BS35 2YJ

GUIDE PRICE £475,000

Situated at the end of this sought after Cul de Sac with views towards the River Severn, is this well-maintained, much-loved Bungalow set in lovely gardens to Front and Rear with wide side pedestrian access. The property offers flexible Accommodation which includes 'L' shaped Lounge/Diner, Fitted Kitchen, Cloakroom, Three Bedrooms, Large Shower Room (previously bathroom) and Conservatory. There is ample parking on the driveway leading to Garage with electric door. Double Glazing, Gas Central Heating and SOLAR PANELS.  
EPC 'B' COUNCIL TAX 'E' FREEHOLD. NO CHAIN . RECOMMENDED

**THORNBURY** With an estimated population of approximately 15,000, Thornbury has everything you might hope for in a town of this size. A pretty High Street has a variety of shops combining national names and local independent stores, and these extend through into a small shopping arcade. There are two supermarkets, a library, The Mundy Playing fields, golf course, tennis courts and a large leisure centre with swimming and diving pools. Schooling is provided by five primary schools and Thornbury Castle School provides secondary education. There are also two schools specifically for those children with special needs. Thornbury also benefits from a number of great eateries, from pubs to cafes and cafes to fine dining restaurants.



Area: 119.8 m<sup>2</sup> ... 1290 ft<sup>2</sup>



Energy performance certificate (EPC)			
88 Jubilee Drive Thornbury BRISTOL BS35 2YJ	Energy rating <b>B</b>	Valid until:	28 September 2035
		Certificate number:	4835-9121-5500-0021-5226

Property type: Detached bungalow

Total floor area: 90 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

### PLEASE NOTE

Bonds of Thornbury have not tested any apparatus, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Before making a viewing on any of our properties please let us know if there are any material issues that would affect your decision to purchase any property.

All photographs are for information purposes only and contents are not included as part of the sale.