

BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- END TERRACE WITH SUNNY GARDEN
- BACKING ONTO GREEN SPACE
- REFITTED KITCHEN/DINER
- SEPERATE LOUNGE
- FRONT PORCH. REAR HALL
- REFITTED CLOAKROOM
- THREE BEDROOMS
- FAMILY BATHROOM
- EXTERNAL STORE WITH POWER, LIGHT AND WATER.
- COUNCIL TAX BAND EPC F
FREEHOLD AND FREE



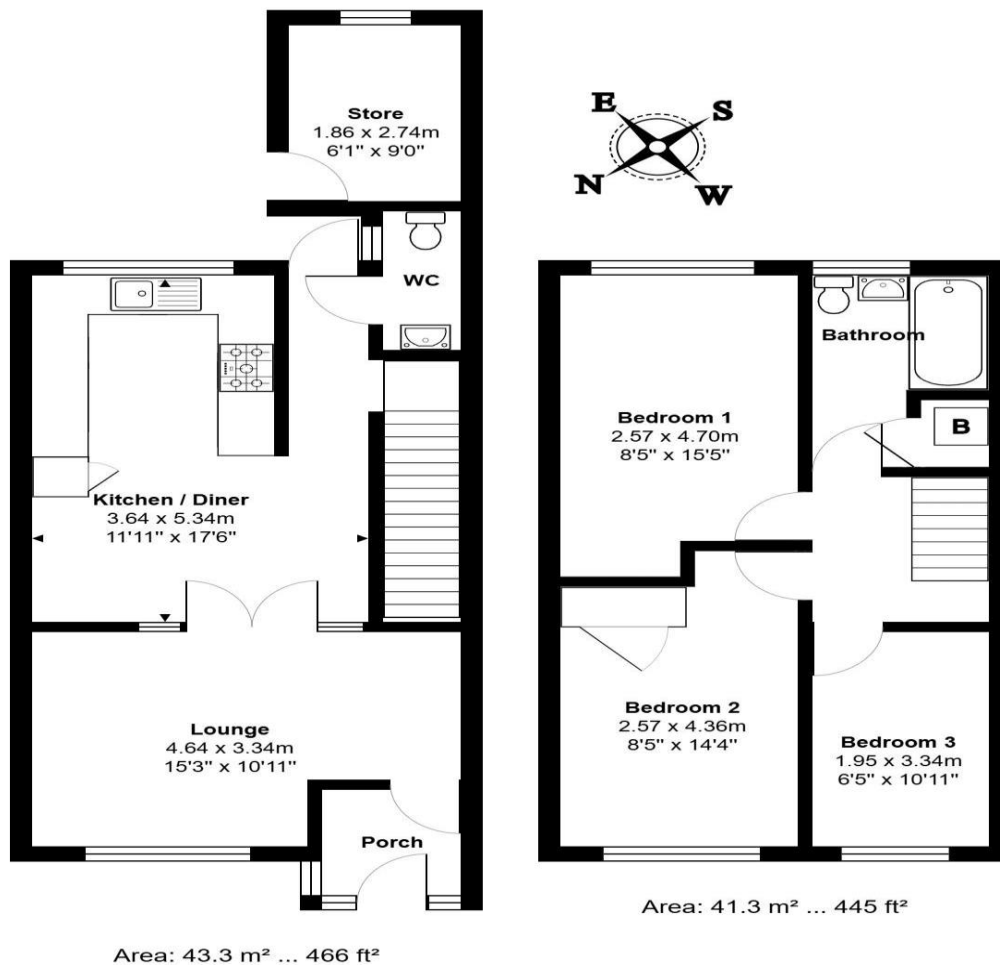
4 EASTBURY CLOSE
THORNBURY
BRISTOL
BS35 1DF

£289,950

This lovely End Terrace has been a super family home but now the vendor wishes to downsize, hence the move. The accommodation has a Front Porch, Refitted Kitchen/Dining Room, Seperate Lounge, Rear Hallway leading to Refitted Cloakroom, Three Bedrooms, Family Bathroom, Electric Wifi Radiators in some rooms. External Store Room with power, light and water, ideal for conversion. Enclosed sunny rear garden backing onto Green Space. Council Tax 'B' EPC 'F' FREEHOLD

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.





Energy performance certificate (EPC)

4 Eastbury Close Thornbury BRISTOL BS35 1DF	Energy rating F	Valid until: 3 February 2035
		Certificate number: 9600-2444-0122-0404-3253

Property type	End-terrace house
Total floor area	80 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. 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).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. 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		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	33 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

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.