

# BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- EXTENDED END LINK DETACHED
- KITCHEN
- LOUNGE/DINER
- PLAYROOM/GROUND FLOOR BEDROOM
- BREAKFAST ROOM/SUN LOUNGE
- FOUR BEDROOMS
- BATHROOM AND GF CLOAKROOM
- GARAGE AND DRIVEWAY
- ENCLOSED REAR GARDEN
- FULL MODERNISATION REQUIRED
- FREEHOLD AND FREE EPC 'E' COUNCIL TAX 'D'
- NO CHAIN

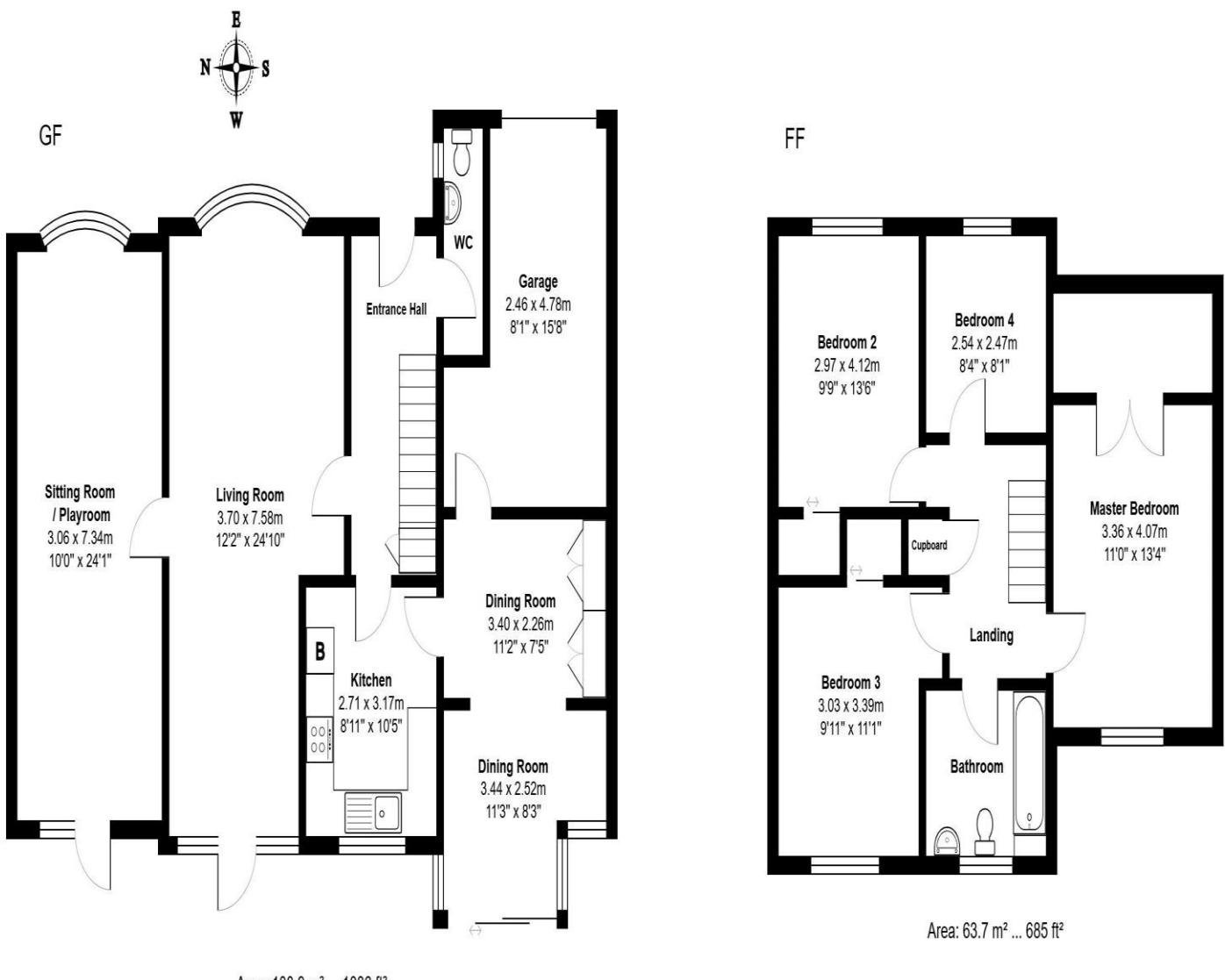


22 CUMBRIA CLOSE  
THORNBURY  
BRISTOL  
BS35 2YE

GUIDE PRICE £425,000

Situated on a Corner plot is this Extended End Link Detached home in need of Full Modernisation. The present Accommodation includes, Cloakroom, Kitchen, Breakfast Room/Sun Lounge, Lounge/Diner, Playroom/GF Bedroom plus Four Bedrooms and Bathroom. Integral Garage and Driveway. Enclosed Rear Garden. NO CHAIN. EPC 'E' COUNCIL TAX 'D' FREEHOLD AND FREE

**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)

22 Cumbria Close  
Thornbury  
BRISTOL  
BS35 2YE

Energy rating

**E**

Valid until:

13 January 2036

Certificate number:

0330-2687-5590-2996-1775

Property type

End-terrace house

Total floor area

143 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 E. It has the potential to be C.

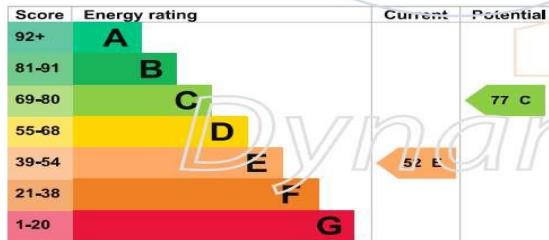
[See how to improve this property's energy efficiency.](#)

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.