



## Mortimer Avenue, Thornbury,

**£99,950**

### \*\*\* PUBLIC NOTICE \*\*\*

Sugdens are now in receipt of an offer for the sum of £124,000 for 7 Mortimer Avenue, Thornbury BD3 7HD.  
Anyone wishing to place an offer on the property should contact Sugdens, 8 The Green, BD10 9PR 01274 619999 prior to exchange of contracts.

**\* TOWN HOUSE \* THREE BEDROOMS \* EX-COUNCIL \* NO ONWARD CHAIN \*  
\* REQUIRES MODERNISATION AND UPDATING \* GARDENS \***

A fantastic opportunity for a first time buyer, young family or investor to purchase this good sized three bedroomed town house.  
Available with no onward chain and briefly comprises reception hall, cloakroom/wc, lounge, kitchen, utility, three first floor bedrooms and a house bathroom.  
To the outside there are gardens front and rear.

PLEASE NOTE- All services/appliances have not and will not be tested.



## Reception Hall

Radiator.

## Cloakroom/WC

With low suite wc.

## Lounge

15'6" x 10'2" (4.72m" x 3.10m")

## Kitchen

10'7" x 10'0" (3.23m" x 3.05m")

Fitted kitchen having a range of wall and base cupboards incorporating stainless steel sink unit.

## Utility

5'4" x 4'5" (1.63m" x 1.35m")

Plumbing for auto washer.

## Bedroom One

7'4" x 12'4" (2.24m" x 3.76m")

## Bedroom Two

7'2" x 9'4" (2.18m" x 2.84m")

## Bedroom Three

10'3" x 8'6" (3.12m" x 2.59m")

## Bathroom

Three piece suite.

## Exterior

Gardens front and rear.

## Directions

From our office in Idle village take the left onto Idlecroft Road, at the end take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout and at the Five Lane Ends roundabout take the 2nd exit onto Idle Rd, turn left onto Bolton Rd/A6176, right onto Leeds Rd, right onto Harrogate Rd/A658, turn left onto Leeds Rd, continue onto Gain Ln, right onto Mortimer Ave and the property will be seen displayed via our For Sale board.

## Council Tax Band

A

## Tenure

FREEHOLD.

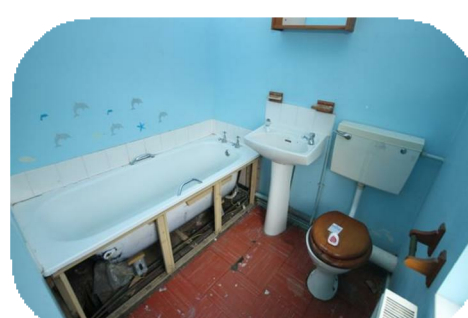
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**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (92-100) <b>A</b>                           |         |           | (92-100) <b>A</b>   |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>   |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales   |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC   |         |           |

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