

Milburys

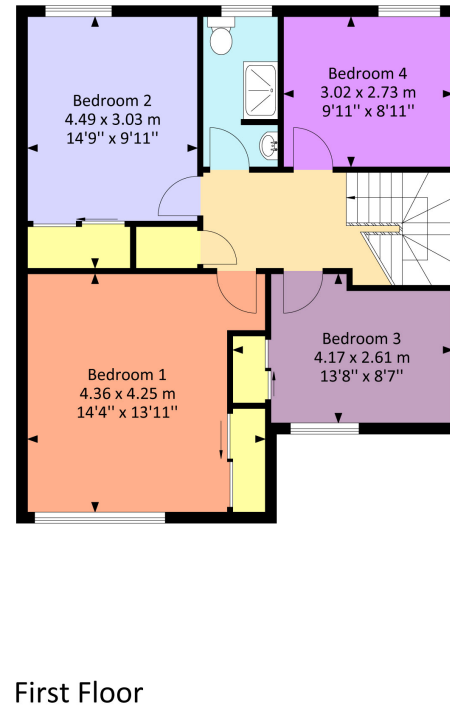
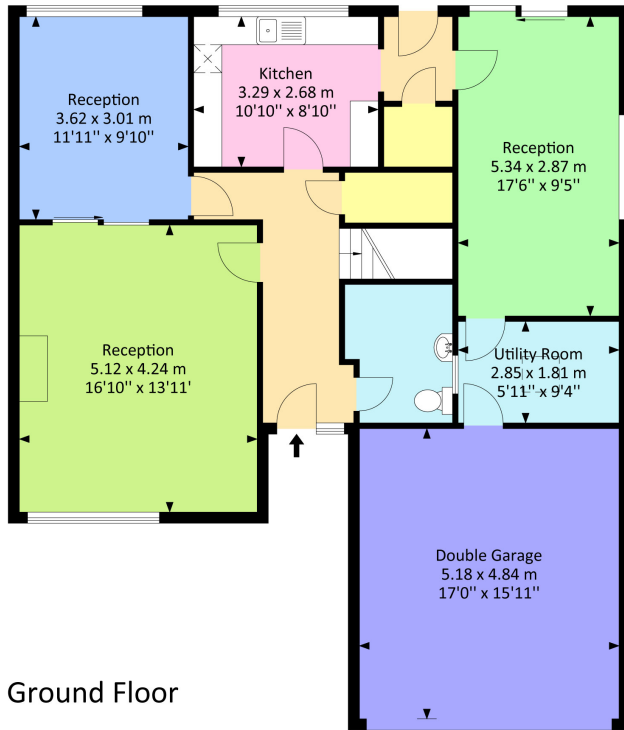
SALES LETTING MANAGEMENT



20 Lower Court Road, Lower Almondsbury, South Gloucestershire, BS32 4DX

£645,000

20 Lower Court Road, Almondsbury, South Gloucestershire, BS324DX
 Internal Area (Approx)
 172.70 Sq.M / 1858.80 Sq.Ft
 For identification only. Not to scale.
 Produced by Energy Plus



20 Lower Court Road, Lower Almondsbury, South Gloucestershire BS32 4DX

A much loved family home, ripe to make your own mark with curb appeal in abundance along one of Lower Almondsbury's most favoured streets, and all this offered with no onward chain! This detached property welcomes you in with it's front garden framed with flourishing shrubs and flowering summer plants lined with a sizeable driveway and double garage. Once inside, the lounge/ dining room's dual aspect windows, allows light to flood the room and provide ample space for entertaining. The kitchen is in good working order and hosts all the room needed for required mod-cons as well as entry to the boot area with access to the rear garden and a further reception room that would make a fantastic formal dining area or playroom with sliding doors opening on to the garden and an internal entrance to the garage via a separate utility room. The ground floor is completed with a sizeable cloakroom that could provide you with a shower room if required, creating versatility for those that may require single-storey living. On the first floor you will discover four double bedrooms, three of them with built-in wardrobes. The principal bedroom has an enviable outlook across the Severn Estuary and they all share the family wet-room. The real jewel in this property's crown is found to the rear with it's south facing garden. A large lawned area provides ample space for children to play and adults a place to spend the day pottering amongst the flowering borders, the mature shrubs offering privacy and creating a real sense of tranquility away from village life. Just a short stroll brings you to the community run village shop, local pub and fantastic primary school. From the moment you cross the threshold it is clear to see this property has been well cared for in it's current stewardship and is ready to provide a new family the potential of a practical family home in a treasured location.

Situation

Almondsbury is the first village to the north of the M4/M5 interchange, ideally suited for commuters looking for a more rural lifestyle whilst remaining within easy reach of the city of Bristol. It has a popular primary school at the heart of the village (Ofsted 'Outstanding' 2023). A little further out, the local centre and market town of Thornbury offers a variety of shops, restaurants and a leisure centre. At the hub of Almondsbury are the village shop (www.almondsburycommunityshop.org.uk), the parish church of St. Marys, The Bowl public house, the doctors surgery and dental practice. The Mall at Cribbs Causeway is just one junction further down the M5 and Parkway Station is approximately 3.7 miles to the south.

Property Highlights, Accommodation & Services

- Detached Family Home In Central Village Location, Offered With No Onward Chain!
- Walking Distance To All Village Amenities Including Primary School, Community Shop And Village Pub
- Ripe To Make Your Own Mark, Updating Required
- Lounge, Dining Room Plus Family/Play Room
- Fitted Kitchen With Aspect Across Rear Garden
- Separate Utility With Integral Door To Garage, Ground Floor Cloakroom
- Four Double Bedrooms, Three With Built-In Wardrobes. Principal Bedroom With Views, Family Wet Room
- Enclosed Southerly Facing Garden, Full Of Interest And Colour
- Double Garage And Off-Street Parking
- Oil Central Heating And Double Glazing

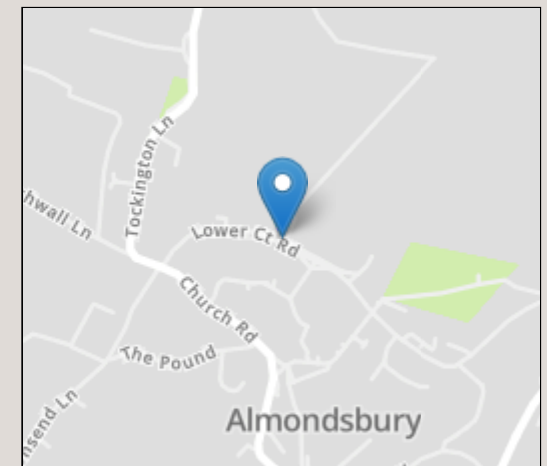
Directions

From the bottom of the A38 proceed northwards taking the second turning left into Over Lane. Proceed down the hill and opposite the garden centre turn right into Lower Almondsbury. Follow the lane into the centre of the village turning right just after the church. At the T junction turn left into Lower Court Road and No 20 will be found on the left hand side just beyond the entrance into Chestermaster Close.

Local Authority & Council Tax - South Gloucestershire Council - Tax Band F

Tenure - Freehold

Contact & Viewing - Email: thornbury@milburys.co.uk Tel: 01454 417336



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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, Scotland & Wales		EU Directive	current EPC

The table shows an energy efficiency rating scale from A to G. The current rating is 75, which falls between C and D. The potential rating is 48, which falls between E and F.

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