

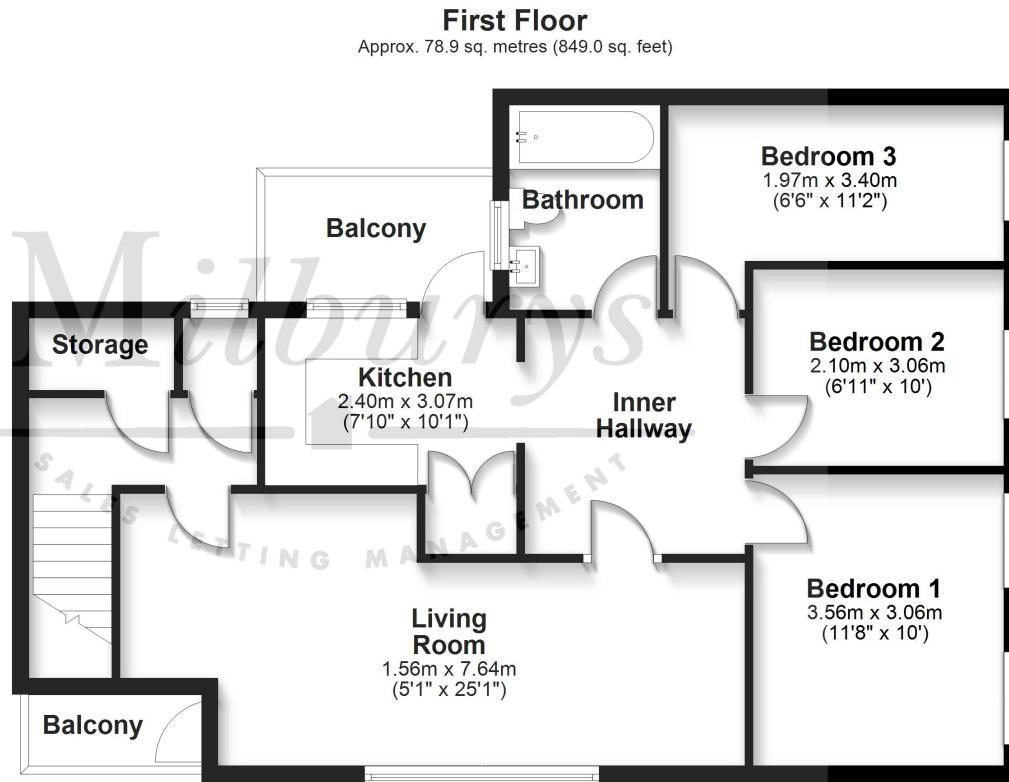
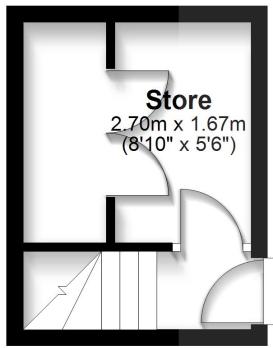


32 Windrush Court, Thornbury, Bristol, Gloucestershire, BS35 2DH

£195,000

Ground Floor

Approx. 10.5 sq. metres (112.7 sq. feet)



Total area: approx. 89.3 sq. metres (961.7 sq. feet)

For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.



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A rare opportunity to acquire this exceptionally spacious first floor flat, offering its own private entrance, generous living accommodation and the added benefit of outside space. The property is accessed via a private entry door leading into a spacious entrance hall, complete with useful storage room. Stairs rise to the first floor where a further hallway provides additional built-in storage, ensuring practicality throughout. At the heart of the home is a large, light-filled living and dining room, offering ample space for both relaxing and entertaining, with direct access to a private balcony, perfect for enjoying your morning coffee. An inner hall leads to a modern fitted kitchen, thoughtfully designed with a range of contemporary units and worktop space. A door from the kitchen provides access to the rear entry steps, adding further convenience. Continuing through the inner hall, you will find three fantastic bedrooms, all bright and airy, offering flexibility for family living, guests or working from home, as well as pristinely presented family bathroom. A fantastic opportunity to acquire a property that is ready to move straight into and enjoyed in new ownership!

Situation

Thornbury is a thriving market town surrounded by beautiful open countryside, situated to the north of the City of Bristol and the M4/M5 interchange, with excellent commuting links via the motorway network and by rail from Bristol Parkway Station (Paddington/South Wales). The part-pedestrianised and historic High Street offers a wide variety of shops, cafes, pubs and restaurants. 'The Mall' at Cribbs Causeway is a short drive to the south, for those looking for a wider range of High Street brands. Local facilities and amenities include the leisure centre and swimming pool, the golf course, the library, plus open community spaces, parks and sports grounds/clubs – including tennis, cricket, rugby and football. The town is blessed with a number of primary and junior schools, plus The Castle secondary school (www.thecastleschool.org.uk) which is situated close to Thornbury's Tudor Castle, now a luxury hotel. The nearest independent school is Tockington Manor School.

Property Highlights, Accommodation & Services

- Spacious Three Bedroom Flat, Offered With No Onward Chain!
- Private Entrance Way With Large Storage Room To The Ground Floor
- Pristinely Presented Living Accommodation With Modern Kitchen And Bathroom
- Combi Boiler Serviced Annually, Up To Date EICR And Double Glazing Throughout
- Cross Lease Arrangement With The Ground Floor Property
- A Short Stroll To Open Green Space, The High Street And Primary/ Secondary Schools
- The Perfect Downsizer/First time buyer/ Investor Property!
- Three Good-Sized Bedrooms Offering Flexibility
- Roof Re-felted and Battened In 2019

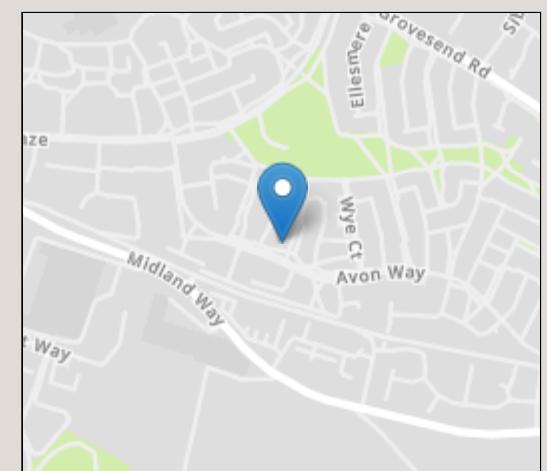
Directions

Driving into Thornbury from the A38 at Grovesend, go straight across the roundabout then turn left into Avon Way. Follow the road looking out for Cherwell Close on your left hand side. Pass this and the third right will be Windrush Court. No.32 is facing the green to your left.

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

Tenure - Leasehold

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



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(A+ to A)	A
(B+ to B)	B
(C+ to C)	C
(D+ to D)	D
(E+ to E)	E
(F+ to F)	F
(G+ to G)	G
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2010/31/EU

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