

The logo for Milburys, featuring the name in a white serif font on a dark blue background.

SALES LETTING MANAGEMENT

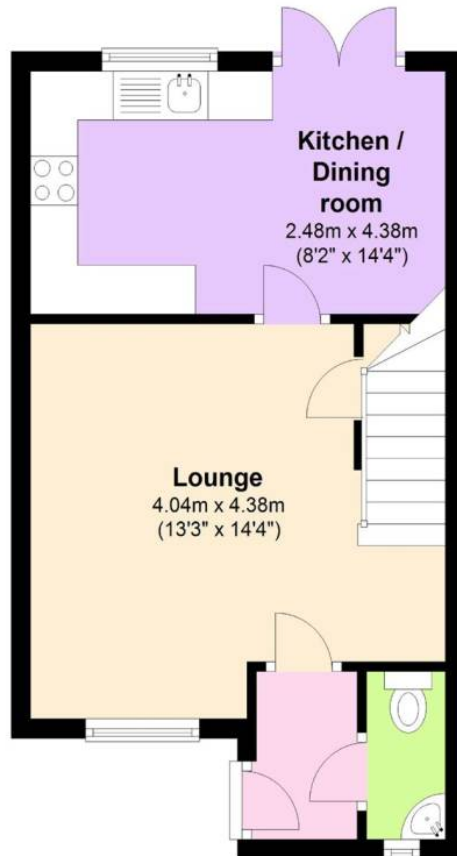


114 Hickory Lane, Almondsbury, South Gloucestershire BS32 4FN

£288,000

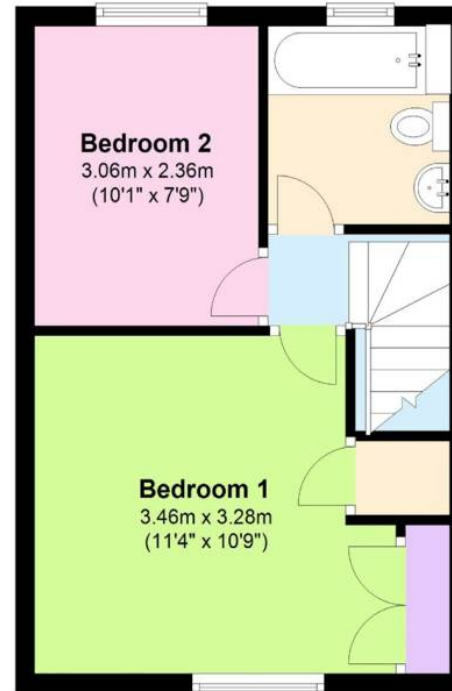
Ground Floor

Approx. 31.4 sq. metres (338.2 sq. feet)



First Floor

Approx. 28.9 sq. metres (311.4 sq. feet)



Total area: approx. 60.4 sq. metres (649.6 sq. feet)

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



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This two bed terraced home set in the enviable location of the much sought after Hortham Village development is sure to be perfect for first time buyers, down-sizers or investors alike. Set over two floors, this purpose built property is ready and waiting for you to make your mark, modern yet still bursting with potential! There is a useful porch area, as well as cloakroom, on entry taking you through to a sizeable living room, from there the smart fitted kitchen/dining area with French doors on to the sunny (weather permitting) rear garden. Upstairs and there are two double bedrooms and modern family bathroom. Continuing outside there is allocated parking for one car and a fantastic garden laid mainly to lawn with all important rear access. Acres of parkland envelope the property meaning green space is never more than a short stroll away, yet with access on to the A38 and M4/M5 interchange just a short drive, the best of both worlds! Benefits include NO onward chain, UPVC double glazing and gas central heating.

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 and Marlwood Secondary School (www.marlwood.com) is approximately 4 miles to the north. 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 Mary's, The Bowl public house, the doctor's surgery and dental practise. 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

- Two Bed Terraced Home In Fantastic Location
- Porch Area to Kick Off Shoes And Coats
- Living Room With Separate Kitchen/Diner And French Doors Onto The Garden
- Downstairs Cloakroom
- Two Double Bedrooms And Family Bathroom With Shower Over
- Garden Laid Mainly To Lawn With Access To The Rear
- Parking Space Included
- Surrounded By Acres Of Parkland And A Perfect Commuter Location
- NO ONWARD CHAIN!
- Benefits Include UPVC Double Glazing And Gas Central Heating

Directions

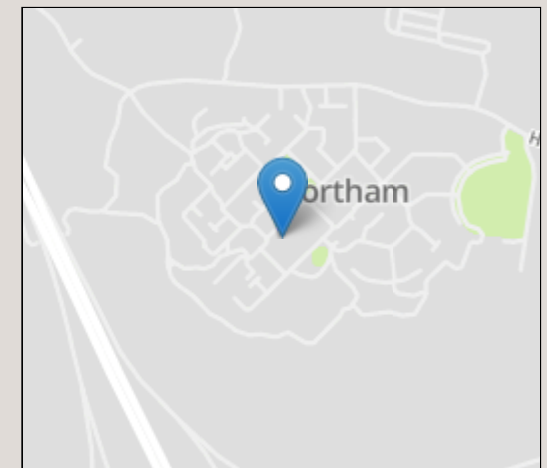
Travelling north along the A38 from the M5 turn right at the traffic lights into Hortham Lane. Drive straight on into Hortham village. Take the third left and No.114 can be found a short way down on your right.

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

Tenure - Freehold

Additional Information - Management Fee's Will Apply

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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