



16 Beechacres, Thornbury, South Gloucestershire, BS35 1BE

£220,000

Ground Floor

Approx. 57.4 sq. metres (617.5 sq. feet)



Total area: approx. 57.4 sq. metres (617.5 sq. feet)

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



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A great opportunity to acquire a spacious first floor apartment, set within the delightful converted Victorian workhouse known as 'Beechacres' - a historic Grade II Listed development just a few minutes walk from Thornbury High Street. Tucked away within the complex overlooking a courtyard on one side and the communal gardens behind, the apartment benefits from an allocated parking space, plus visitors spaces too. Once inside the front door there is a spacious hallway with window, a double-fronted cloaks cupboard and cloakroom with WC. The lounge/dining room is dual-aspect with four windows, a partially vaulted, beamed ceiling, a feature fireplace with electric fire and plenty of space to entertain. The separate and newly fitted kitchen includes appliances and offers plenty of light. The bedroom is a double, again dual-aspect, with a built-in double wardrobe and its own en-suite shower room. Viewings recommended and No Onward Chain!

Situation

Thornbury is a thriving market town where the High Street offers a variety of shops, cafes, pubs and restaurants. Facilities include the Leisure Centre, Golf Course and Library. The town is blessed with a number of primary and junior schools, all feeding into The Castle secondary school (www.castle.gloucs.sch.uk) which is situated on the edge of open countryside close to Thornbury Castle.

Property Highlights, Accommodation & Services

- Delightful conversion within the historic Grade II Listed Beechacres development
- Ideal First Home or Investment.
- Beautiful Communal Gardens And Grounds
- Dual-Aspect Lounge/Dining Room With Partially Vaulted Beamed Ceiling
- Fitted Kitchen With Integrated Appliances
- Dual-Aspect Double Bedroom With Double Built-In Wardrobe
- En-Suite Shower Room
- Allocated Parking Space Plus Visitors Spaces
- Newly Updated Electric Heating System

Directions

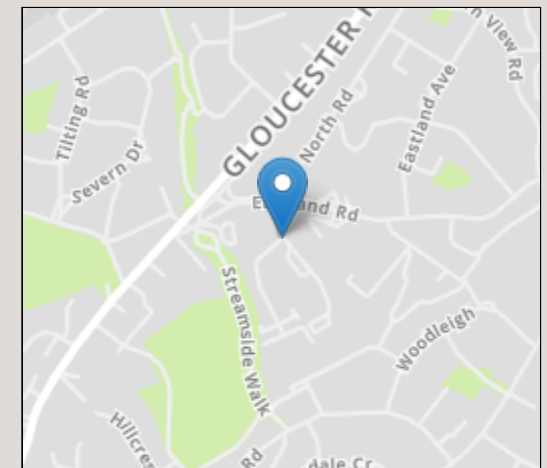
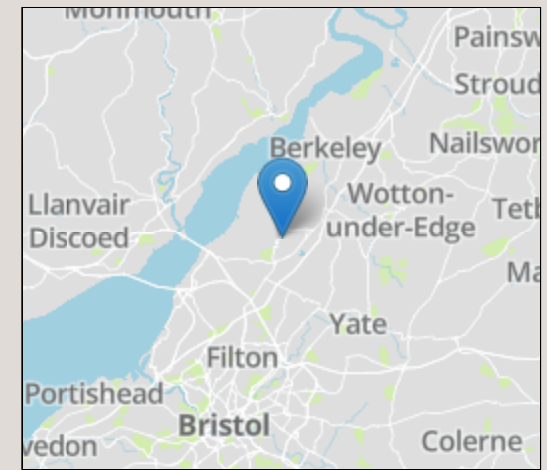
From our office on the High Street proceed north down the High Street to the mini roundabout. Turn left onto Gloucester Road and take the second turning on your right into the carpark of Beechacres. Number 16 is situated in the second row, behind the main front elevation.

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

Tenure - Leasehold

Additional Information - Leasehold apartment with share of collective freehold of overall development. Management charges apply.

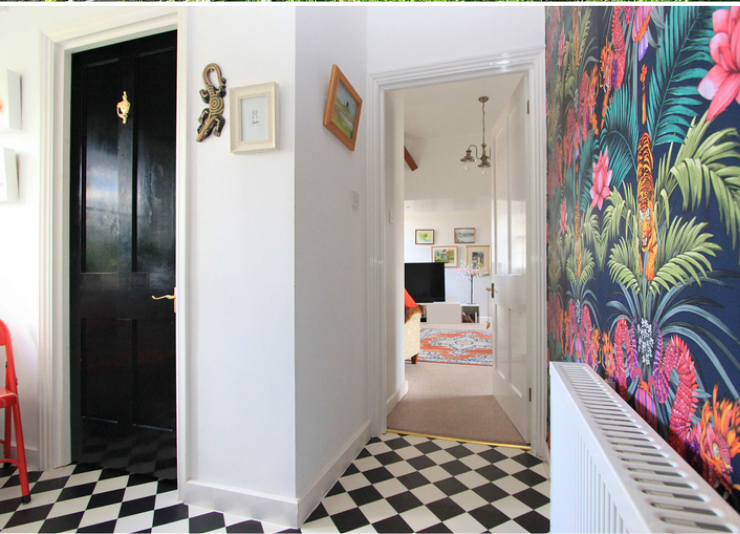
Contact & Viewing - Email: thornbury@milburys.co.uk Tel: 01454 417336



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 66 | 67 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Director | 63 |

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