

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

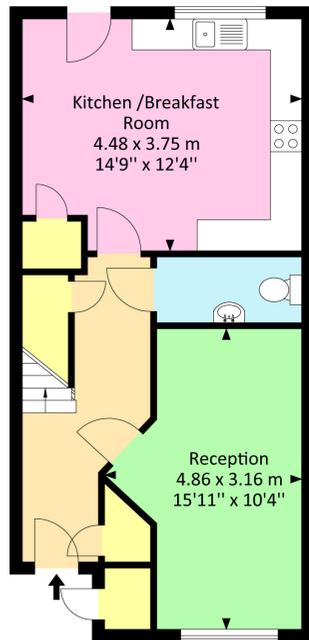
SALES LETTING MANAGEMENT



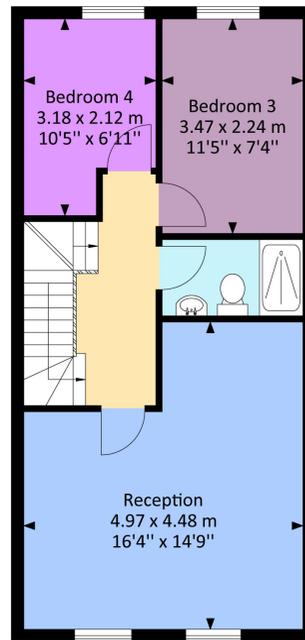
26 Leaze Close, Thornbury, South Gloucestershire BS35 2FH

£399,950

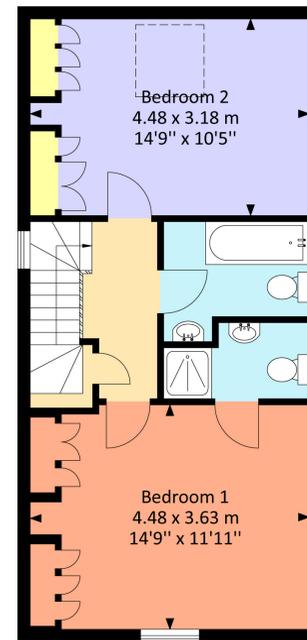
26 Leaze Close, Thornbury, South  
 Gloucestershire, BS352FH  
 131.50 Sq.M / 1415.70 Sq.Ft  
 For identification only. Not to scale.  
 Produced by Energy Plus



Ground Floor



First Floor



Second Floor



# 26 Leaze Close, Thornbury, South Gloucestershire BS35 2FH

We are excited to present this beautifully maintained four-bedroom end-terrace townhouse, ideally located a short distance from Thornbury town centre and its array of amenities. This delightful property spans three floors, offering flexible living space. The journey begins on the ground floor, where to your right, you'll discover a spacious first reception room. As you proceed, bypassing the cloakroom, you'll encounter the sleek fitted kitchen/diner complete with integrated appliances and ample room for a family dining set, leading out to the private rear garden. This outdoor space is primarily laid to lawn with a decking area, ideal for enjoying meals on warm summer evenings. The first floor features an impressive lounge, along with the third and fourth bedrooms—one double, one single—and a well-appointed shower room. Ascending to the second floor, you'll find the principal suite boasting contemporary fitted wardrobes and an en-suite shower room, alongside the similarly sized second bedroom, also with modern fitted wardrobes. A stylish family bathroom rounds out the second floor. Additional highlights include essential off-street parking, UPVC double glazing, gas central heating, and the absence of an onward chain. Contact us today to schedule your viewing.

## Situation

Thornbury is a thriving market town 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 High Street offers a wide variety of shops, cafes, pubs and restaurants. Other facilities include the leisure centre, golf course and library, plus open community spaces, parks and sports grounds/clubs. The town is blessed with a number of primary and junior schools, plus The Castle secondary school ([www.thecastleschool.org.uk](http://www.thecastleschool.org.uk)) which is situated on the edge of open countryside close to Thornbury's Tudor Castle, now a luxury hotel.

## Property Highlights, Accommodation & Services

- Immaculately Presented End Terrace Four Bedroom Townhouse
- Enviable Location A Stone's Throw From Thornbury High Street
- Smart Fitted Kitchen With Integral Appliances And Dining Area
- Principal Bedroom With Fitted Wardrobes And Ensuite
- Cloakroom And Off Street Parking
- Additional Family Room To The Ground Floor
- Smart Fitted Family Bathroom With Shower Over Bath
- Three Fantastic Sized Double Bedrooms Plus One Large Single, Set Over Two Floors
- Enclosed Rear Garden With Mature Borders And Decking Area
- No Onward Chain

## Directions

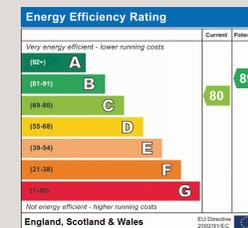
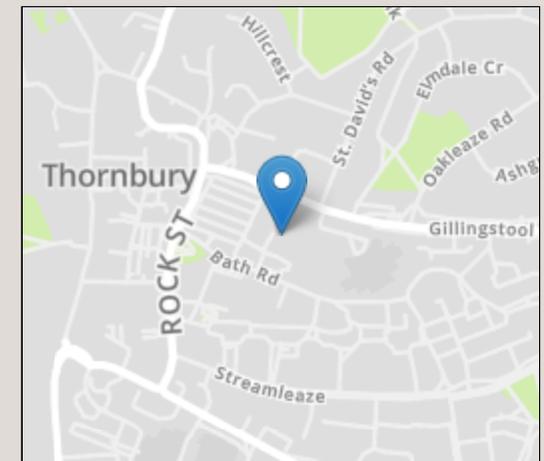
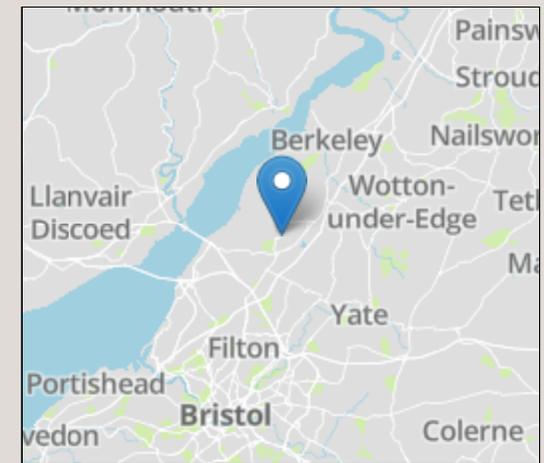
As you approach Thornbury with Tesco on your right hand side, continue to the next mini roundabout and turn left. Turn right just after Grace Lodge into Rock Street, proceed past the entrance to the long stay car park and Leaze Close will be found on the left hand side. No.26 is straight in front of you at the far end, on the right hand side.

**Local Authority & Council Tax** - South Gloucestershire Council - Tax Band D

**Tenure** - Freehold

**Additional Information** - Management Fee's Apply

**Contact & Viewing** - Email: [thornbury@milburys.co.uk](mailto:thornbury@milburys.co.uk) Tel: 01454 417336



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