



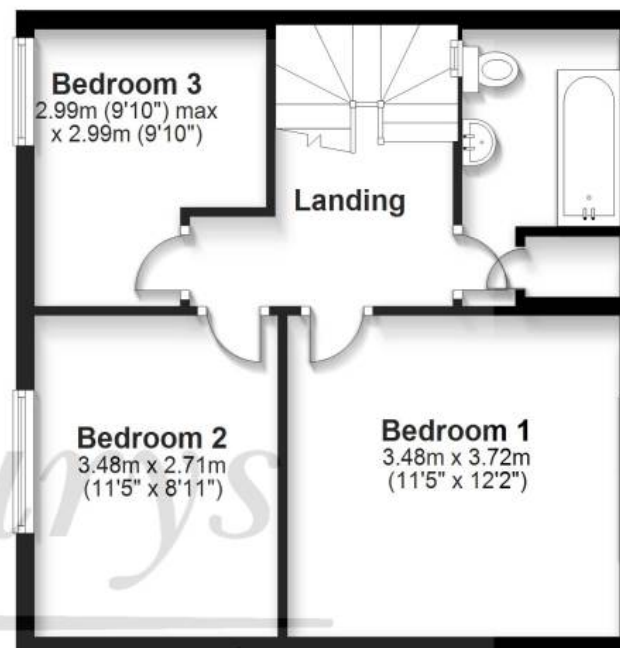
## Ground Floor

Approx. 42.5 sq. metres (457.8 sq. feet)



## First Floor

Approx. 43.8 sq. metres (471.0 sq. feet)



## Outbuilding

Approx. 3.8 sq. metres (40.8 sq. feet)



Total area: approx. 90.1 sq. metres (969.6 sq. feet)

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

# 10 Spey Close, Thornbury, South Gloucestershire BS35 2NR

This well-presented three -bedroom mid-terrace home is ideally situated within a short walk of the town centre, offering convenient access to local schools, shops and nearby pub. The ground floor accommodation comprises a welcoming hallway, useful cloakroom, a comfortable living room, and a modern kitchen/diner fitted with a range of wall and base units. Complimented by French doors opening directly onto the rear garden, the kitchen/diner provides an excellent space for family living and entertaining. To the first floor there are three good sized bedrooms, including two doubles and a single bedroom, all served by a family bathroom. Externally, the property enjoys an attractive outlook to the front overlooking green space. To the rear is an easy-maintenance garden, complemented by an outbuilding- ideal for storage, or workshop. Benefits also include, recently upgraded UPVC double glazing, electric heating and private parking. An excellent opportunity for families, first time buyers or investors, combining a convenient location with well-proportioned accommodation. Offered with No onward chain- call today to arrange your tour!

## 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 sort 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.the.castleschool.org.uk](http://www.the.castleschool.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

- NO ONWARD CHAIN! • Mid-Terrace, Three Bedroom Family Home In Convenient Location
- Modern Kitchen/Diner With French Doors To Rear • Light And Airy Living Room Overlooking Green Space To The Front
- Useful Ground Floor Cloakroom • Three Bedrooms- Two Double And One Generous Sized Single
- Low Maintenance Rear Garden With Outbuilding • Off Street Parking & Single Garage
- A Short Walk From Thornbury Town Centre, Local Shops And Schools

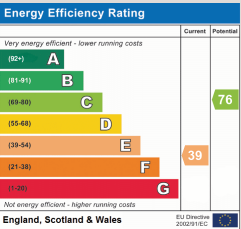
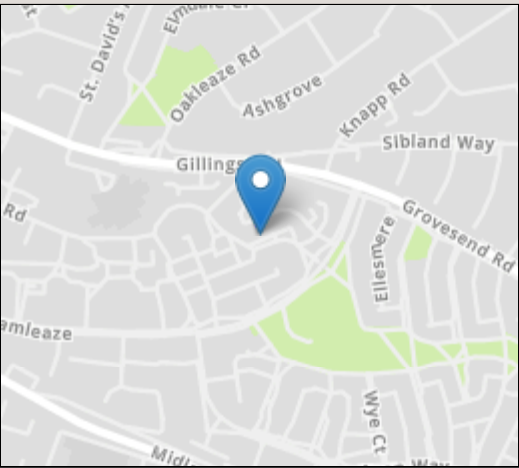
## Directions

Heading out of Thornbury opposite 'Aldi' supermarket, continue along Gillingstool passing the garage on your right hand side. Take the next turning right into Streamleaze and Spey Close is the first turning on the right hand side. Turn in and number 10 can be found a short way down on the left hand side.

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

## Tenure - Freehold

## Contact & Viewing - Email: [mil\\_thornburysales@milburys.co.uk](mailto:mil_thornburysales@milburys.co.uk) Tel: 01454 417336



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