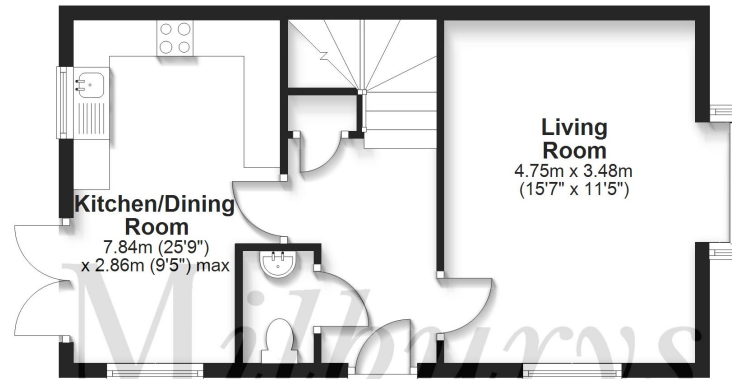




## Ground Floor

Approx. 45.1 sq. metres (485.8 sq. feet)

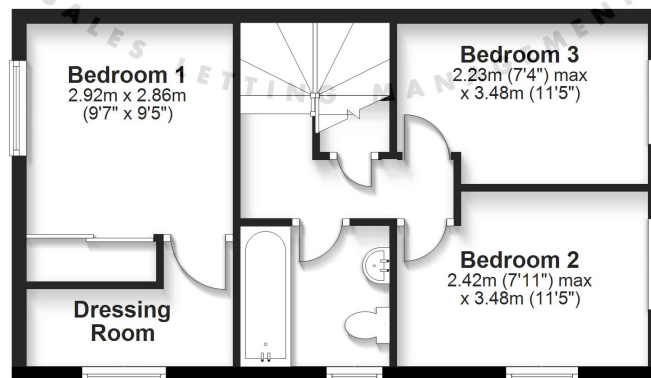


**Kitchen/Dining Room**  
7.84m (25'9")  
x 2.86m (9'5") max

**Living Room**  
4.75m x 3.48m  
(15'7" x 11'5")

## First Floor

Approx. 40.9 sq. metres (439.9 sq. feet)



**Bedroom 1**  
2.92m x 2.86m  
(9'7" x 9'5")

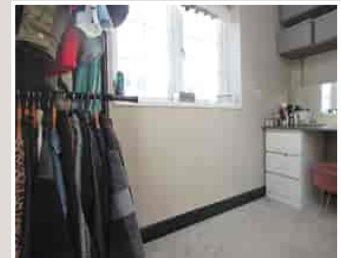
**Bedroom 3**  
2.23m (7'4") max  
x 3.48m (11'5")

**Bedroom 2**  
2.42m (7'11") max  
x 3.48m (11'5")

**Dressing Room**

Total area: approx. 86.0 sq. metres (925.7 sq. feet)

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



# 7 Badger Road, Thornbury, South Gloucestershire BS35 1AB

Milburys are delighted to present this charming, well maintained semi-detached family home situated on the edge of a much loved development in Thornbury. Alongside the tasteful interiors and alterations made by the current owners, this exciting opportunity offers well thought-out accommodation along with the perks of a garage and driveway parking. Entering into the spacious hallway - a must for a growing family - you gain access to the following. To the right, a wonderful lounge with its dual aspect, bay window and fireplace focal point, making the perfect spot to unwind! To the left, a smart fitted kitchen/diner, offering integrated appliances, ample cabinets and space for a dining suite, finished off with French doors allowing for seamless indoor/outdoor entertaining! The cloakroom and storage cupboard completes the ground floor. To the first floor, three bedrooms and family bathroom. The principal bedroom benefits from fitted wardrobes and dressing room. Bedroom two, a double with a dual aspect and bedroom three, a generous single/small double. The family bathroom is modern in design with shower over bath. Externally, the driveway parking allows for two vehicles and the enclosed rear garden has a large patio area and pergola. All-in-all a fantastic family home. Call today to arrange your tour.

## 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

- Three Bedroom Semi Detached Family Home
- A Short Stroll To Thornbury Town Centre And All Its Amenities
- Principal Bedroom With Fitted Wardrobes And Dressing Room
- Modern Kitchen/Diner With French Door To Rear
- Dual Aspect Spacious Lounge
- Two Doubles And One Generous Single
- Modern Family Bathroom With Shower Over Bath
- Garage And Off Street Parking For Two Cars
- Enclosed Rear Garden With Patio And Pergola

## Directions

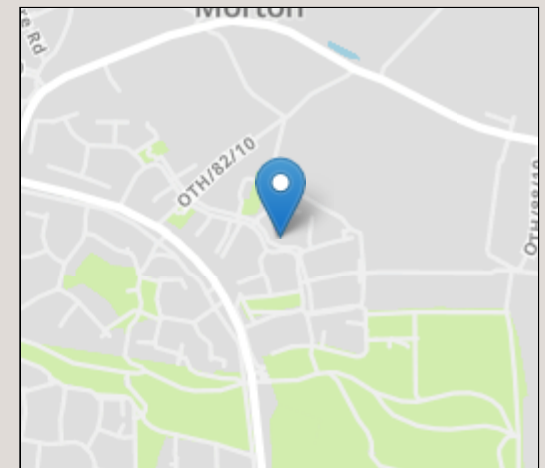
Travelling north on the A38 turn left at the Grovesend traffic lights towards Thornbury. At the roundabout take the third exit onto Morton Way. Continue down taking the last turning into Badger Road, No.7 can be found on your left hand side.

## Local Authority & Council Tax -

**Tenure** - Freehold

**Additional Information** - Management Fees Apply

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



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