

Total area: approx. 99.9 sq. metres (1075.5 sq. feet)

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Plan produced using PlanUp.



16 Tilting Road, Thornbury, South Gloucestershire BS35 1EP

In a much loved location, the 'Castle side' of Thornbury, a short distance from both primary and secondary schools, this three-bed family home suits growing families and downsizers alike, looking for a well cared for property bursting with further potential. The home provides curb appeal in abundance, situated on a level corner plot with driveway for multiple cars welcoming you into the property. The ground floor offers sizeable living room with double doors into the dining area with window looking out onto the well maintained garden. From their access is allowed into the smart fitted kitchen and welcome addition of sunroom to the side. To the first floor there are three bedrooms, two doubles and a well proportioned single alongside pristinely presented family bathroom. The plot stretches out along the side of the home with plenty of space to potter in the summer months and patio area to the rear creates the perfect area to host family and friends. Benefits include, gas central heating, garage, UPVC double glazing and NO ONWARD CHAIN! A pristinely presented home in a fantastic location, 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 part-pedestrianised High Street offers a wide variety of shops, cafes, pubs and restaurants. Other facilities include the leisure centre, golf course and library, 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.the.castleschool.org.uk) which is situated close to Thornbury's Tudor Castle, a luxury hotel.

Property Highlights, Accommodation & Services

- Three Bedroom Link Detached Property In Favourable Position
- Corner Plot With Parking For Multiple Vehicles
- Sizeable Lounge With Double Door Access To Dining Area
- Additional Reception Room To The Side
- Smart Fitted Kitchen
- Three Bedrooms, Two Doubles Plus One Single
- Pristinely Presented Family Bathroom
- Sunny Garden, Laid To Lawn And Patio With Additional Storage
- NO ONWARD CHAIN!
- Located Close To Both Primary And Secondary Schools

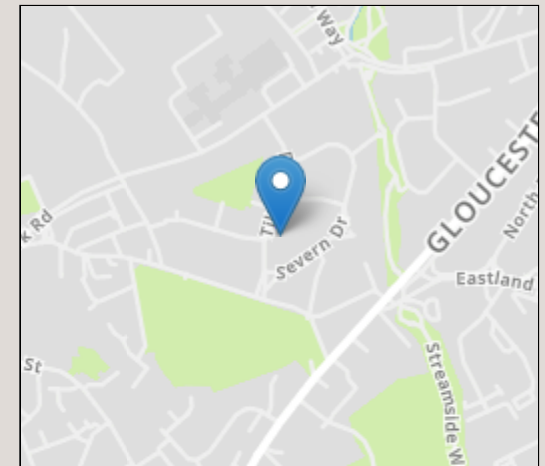
Directions

From the centre of Thornbury take the Gloucester Road, pass Castle Sixth Form on your right hand side and take the next left into Church Road. Follow the road round and take the next right into Tilting Road, No.16 can be found a short way down on your right hand side.

Local Authority & Council Tax -

Tenure - Freehold

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



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