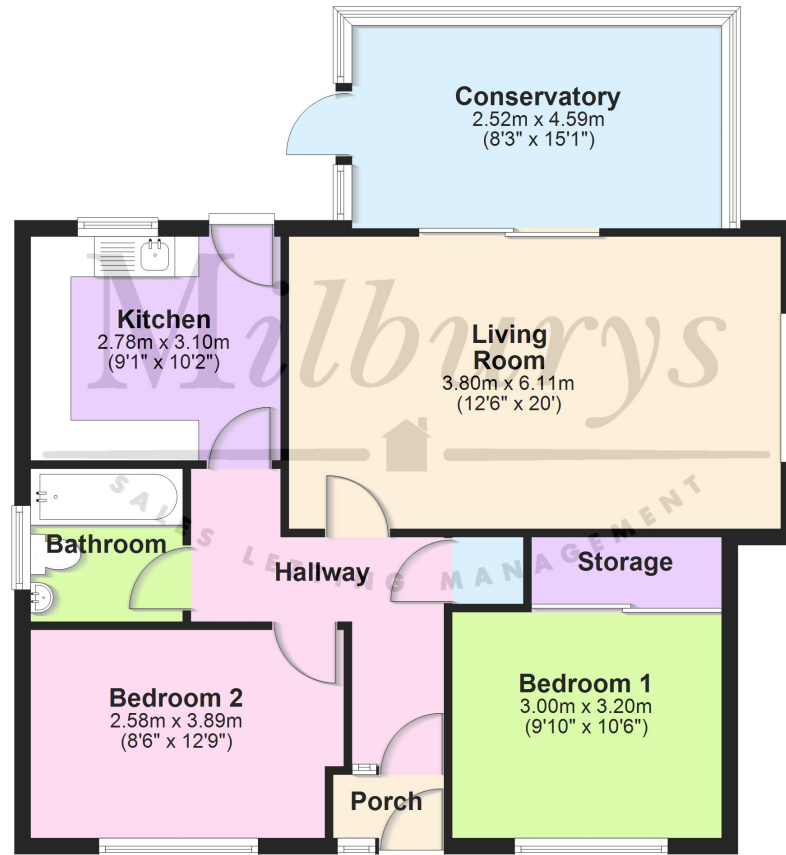




Ground Floor

Approx. 80.3 sq. metres (864.4 sq. feet)



Total area: approx. 80.3 sq. metres (864.4 sq. feet)

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



37 Kingfisher Close, Thornbury, South Gloucestershire BS35 1TQ

Welcome to this charming two-bedroom detached bungalow, situated on a generous corner plot in a desirable location. This home offers a fantastic opportunity for its next owner. On approach, you are greeted by a welcoming tarmacked driveway with ample parking for multiple cars and a single garage. Stepping through the front door, you enter a cosy entrance porch, perfect for storing coats and shoes. To the front of the property, you will find two spacious double bedrooms, offering a comfortable and restful retreat. Leading along the hallway, you will discover a well-appointed bathroom, a functional kitchen, convenient storage, and a bright and airy lounge at the rear, complemented by a delightful conservatory that overlooks the beautiful enclosed rear garden. Outside, the property boasts a generously sized garden, fully graveled for low maintenance. Further benefits include, gas central heating- which is a newly installed boiler along with radiators added in March 2025 and double glazing. If you're looking for a home that you can update and make your own, look no further! Move straight in, unpack your bags, and take it one room at a time. Call now to view this fantastic opportunity!

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) which is situated on the edge of open countryside close to Thornbury's Tudor Castle, now a luxury hotel.

Property Highlights, Accommodation & Services

- Detached Two Bedroom Bungalow Sitting on a Corner Plot
- Driveway Parking & Single Garage
- Two Double Bedrooms
- In Need Of Updating And Modernisation
- Enclosed Rear Graveled Garden
- Close to Local Amenities and Schools
- Gas Central Heating And Double Glazing
- Quiet Cul-De-Sac In A Popular Location Within Thornbury
- New Boiler & Radiators Installed in March 2025!

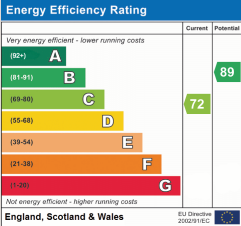
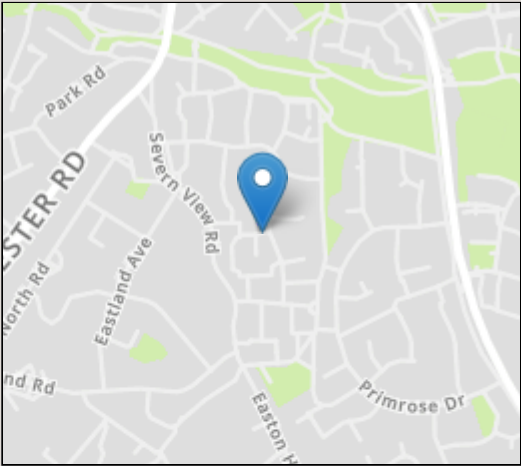
Directions

From the centre of Thornbury take the Gloucester Road and as you approach the outskirts of the town turn right opposite The Anchor Pub into Severn View Road. Take the first left into Squires Leaze and follow the road round where you will find Kingfisher Close on the right hand side. Number 37 can be found directly on the right as you enter into the close.

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

Tenure - Freehold

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



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