

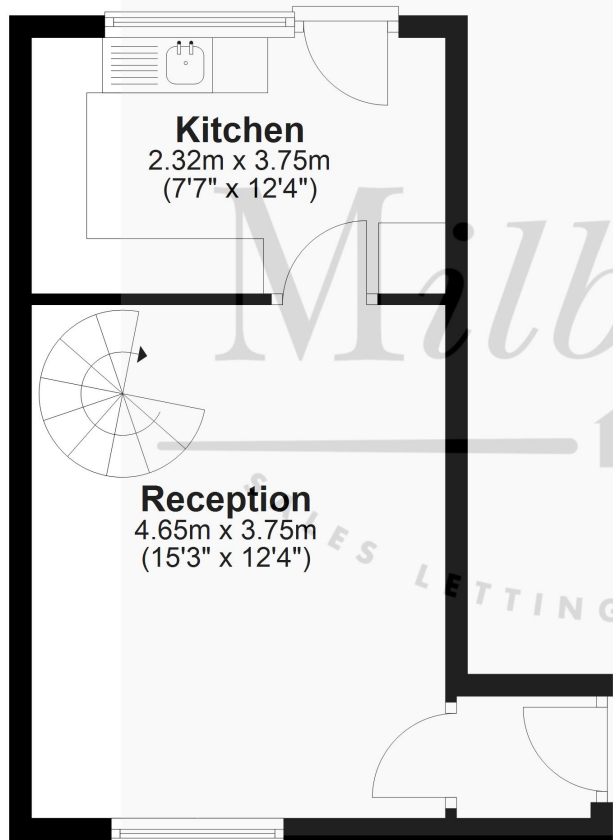
Milburys  
SALES LETTING MANAGEMENT



36 Osprey Park, Thornbury, Bristol, Gloucestershire, BS35 1LY

£215,000

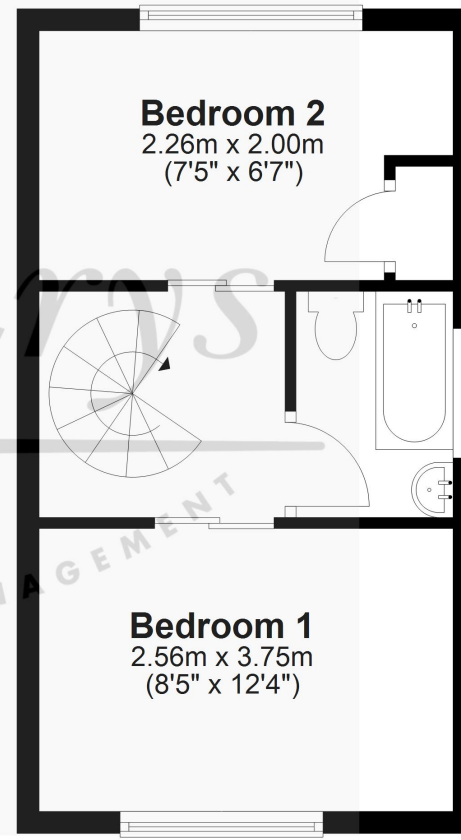
## Ground Floor



**Kitchen**  
2.32m x 3.75m  
(7'7" x 12'4")

**Reception**  
4.65m x 3.75m  
(15'3" x 12'4")

## First Floor



**Bedroom 2**  
2.26m x 2.00m  
(7'5" x 6'7")

**Bedroom 1**  
2.56m x 3.75m  
(8'5" x 12'4")

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



# 36 Osprey Park, Thornbury, Bristol, Gloucestershire BS35 1LY

Calling all investors/ first time buyers! A wonderful starter home/ investment buy sitting in the heart of Thornbury. Nestled away in a conveniently quiet cul-de-sac location yet walking distance to local shops and amenities. The property offers a great sized lounge/ dining at the front, to the rear a fitted kitchen/ breakfast room overlooking looking the garden. Upstairs boasts two double bedrooms and family bathroom. Outside offers a private and enclosed garden with a great outlook behind, perfect for those sunnier months! Further benefits include, gas central heating, double glazing and off street parking. Weather your looking for a cozy home for yourself or a brilliant investment property to add to your portfolio then look no further, this smart end of terrace house will tick all your boxes, as well as being offered with NO ONWARD CHAIN!

## 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.thecastleschool.org.uk](http://www.thecastleschool.org.uk)) which is situated close to Thornbury's Tudor Castle, a luxury hotel.

## Property Highlights, Accommodation & Services

- Reasonably Priced Starter Home!
- Quiet Cul-De-Sac Location
- Private Enclosed Rear Garden
- Off Road Driveway Parking
- Benefits Include Gas Central Heating And Double Glazing
- Fitted Kitchen With Access To The Rear Garden
- Two Double Bedrooms
- Fitted Family Bathroom
- Spacious Lounge/ Dining Room
- Close To Thornbury Town Centre
- No Onward Chain

## Directions

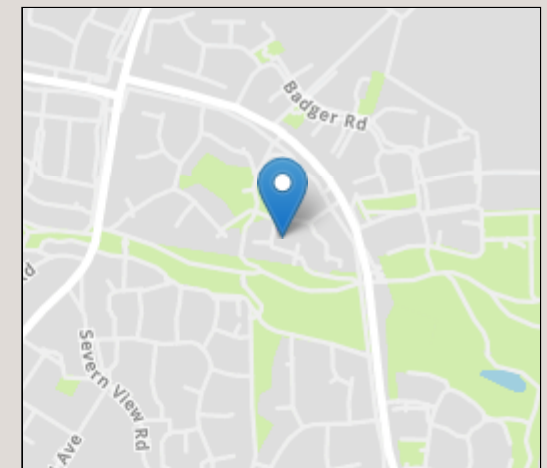
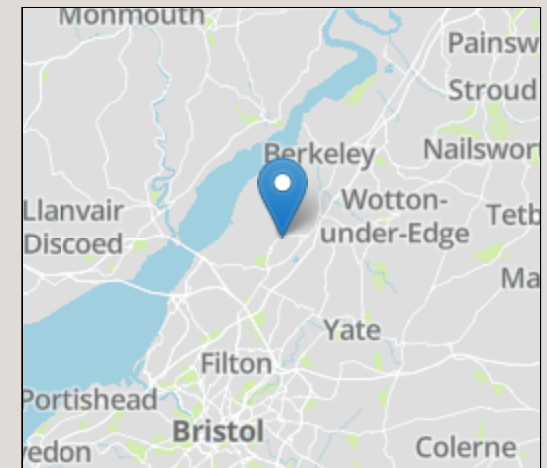
Leaving Thornbury on the Gloucester Road take the last turning right on the edge of town onto Morton Way. Take the second right into Osprey Park then take the first right. No 36 can be found on the right hand side.

**Local Authority & Council Tax** - - Tax Band B

**Tenure** - Freehold

**Additional Information** -

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



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