

The logo for Milburys, featuring the name in a white serif font on a dark blue background, with a small house icon above a horizontal line.

SALES LETTING MANAGEMENT

A photograph of a two-story brick house with a white front door and windows. A red brick wall in the foreground has a grey plaque with the number '95'. A wooden gate is open, leading to a gravel driveway and a paved path to the front door. The sky is blue with light clouds.

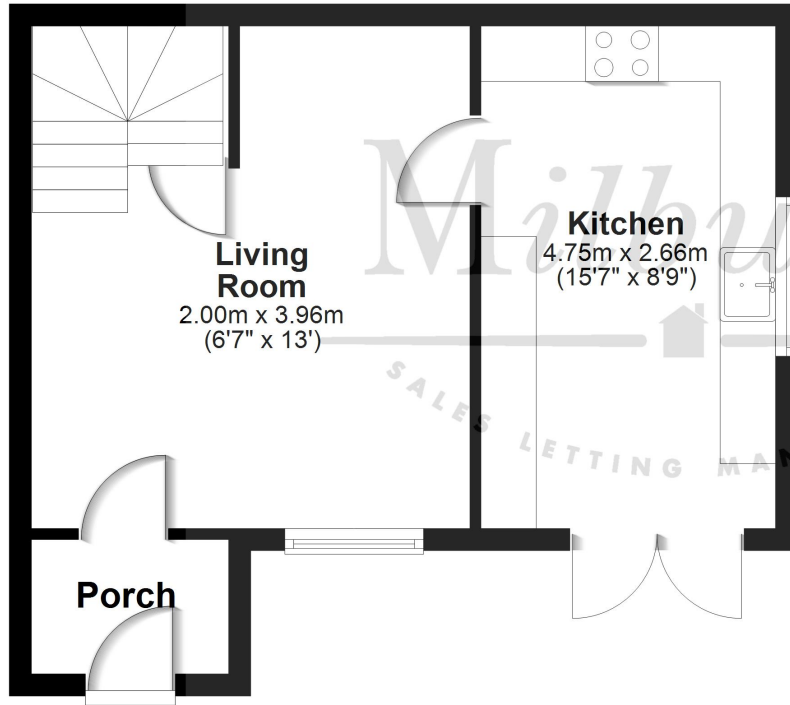
95

95 Osprey Park, Thornbury, South Gloucestershire, BS35 1LZ

£255,000

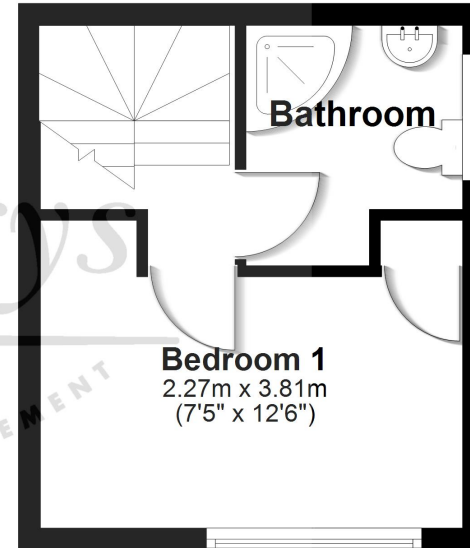
Ground Floor

Approx. 33.7 sq. metres (362.3 sq. feet)



First Floor

Approx. 17.1 sq. metres (183.7 sq. feet)



Total area: approx. 50.7 sq. metres (546.0 sq. feet)

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



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We welcome to the market, this superb, immaculately presented and extended one-bedroom house, finished to an extremely 'as new' high standard. If you are a first time buyer/investor or downsizer, then look no further - this will be the property for you. With its modern up-to-date touches to the enclosed private garden, no stone has been left untouched. Entering through the porch into the lounge, spacious with a bright and airy feel, it also benefits from an under-stairs storage cupboard. Moving on to the kitchen, a newly fitted 'Howdens' shaker-style kitchen with integrated appliances, 'Belfast' sink and generous wall and base units, as well as a dual-aspect plus French doors allowing access to the enclosed garden. Moving to the first floor, the double bedroom is of a great size, with plenty of space for wardrobes and drawers. The family shower room again recently fitted, elegant in style with vanity storage and heated towel rail. Externally, the private garden is laid mainly to patio with flower beds and direct access to the two-car driveway. Please call today to arrange your viewing.

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 pedestrianised 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 close to Thornburys Tudor Castle, a luxury hotel.

Property Highlights, Accommodation & Services

- Beautifully Extended One Bedroom House On A Corner Plot
- Immaculately Presented In 'As New' Condition
- Situated In A Quiet Cul-De-Sac Within Thornbury, Just A Short Stroll To Local Amenities
- A Bright And Welcoming Lounge With Under Stairs Storage
- Newly Fitted 'Howdens' Kitchen With Integrated Appliances And French Doors To The Enclosed Garden
- Newly Fitted Family Shower Room
- Landscaped Garden With Raised Patio And Flower Boarder's
- Driveway Parking For Two Cars
- New Heating System And UPVC Windows

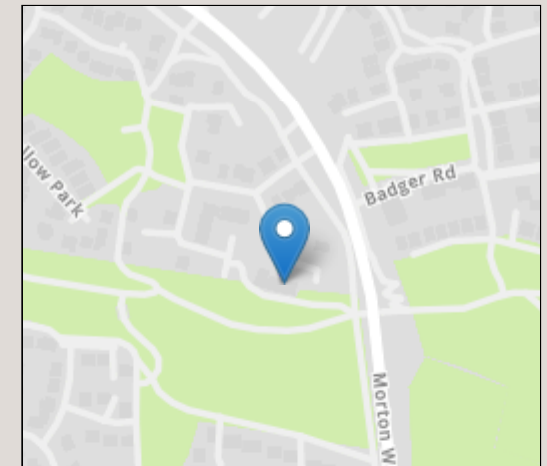
Directions

Leaving Thornbury on the Gloucester Road take the last turning right on the edge of town into Morton Way. Take the second right into Osprey Park. Following the road round to the left, No.95 can be found on your left.

Local Authority & Council Tax -

Tenure - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	81

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