

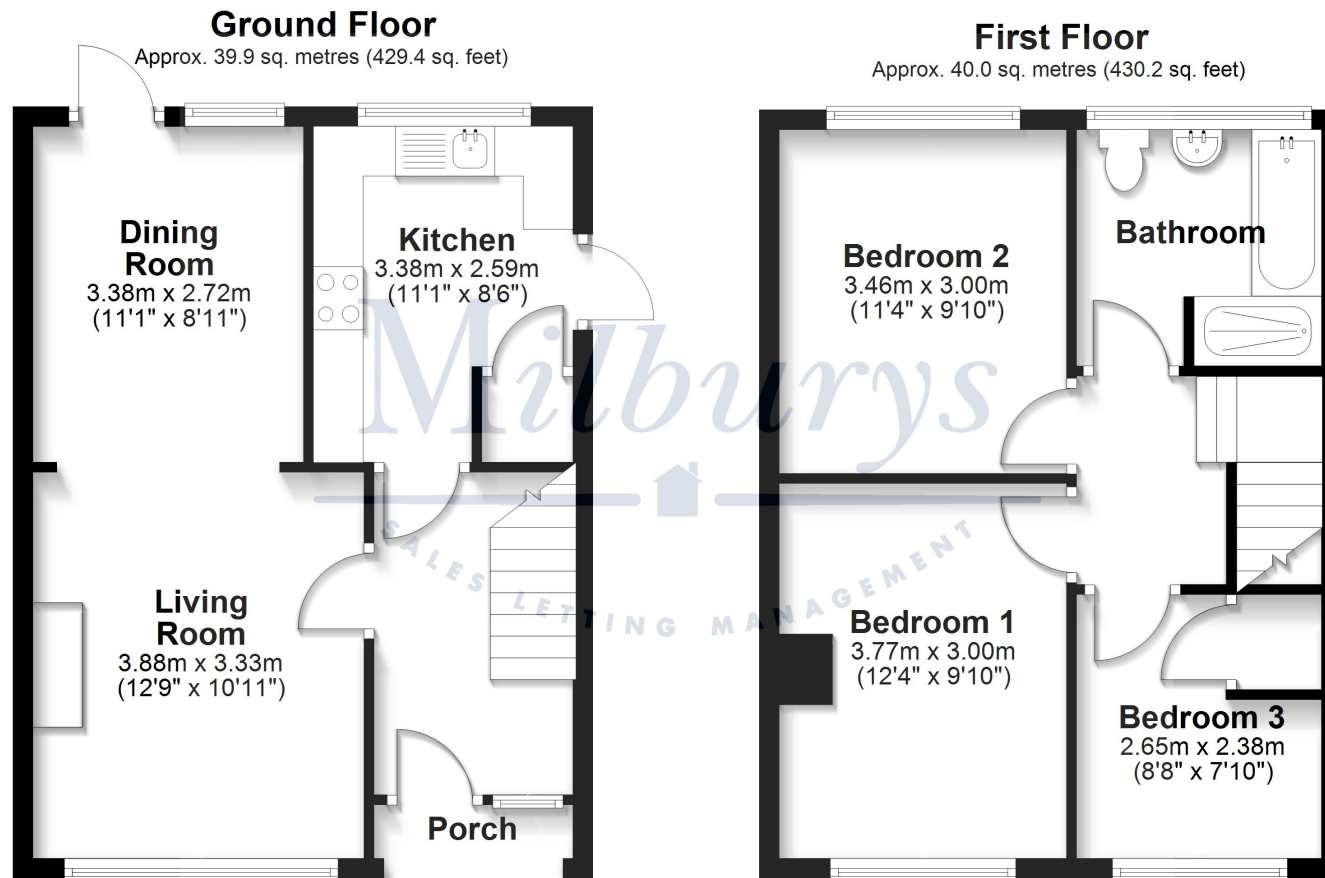
Milburys

SALES LETTING MANAGEMENT



57 Charles Close, Thornbury, South Gloucestershire, BS35 1LW

£290,000



Total area: approx. 79.9 sq. metres (859.6 sq. feet)

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



57 Charles Close, Thornbury, South Gloucestershire BS35 1LW

Looking for your first home, or possibly an investment opportunity? Then look no further! This could be the perfect property, well presented, in a convenient location and ready to move into. Thornbury High Street is within easy reach along with primary schools, Castle Secondary, the A38 and the popular streamside walk. For ease the property is accessed from the rear where you will find a single garage and parking space. Step through a pedestrian gate to an easy to maintain neat and tidy garden with a pathway to the rear door and side gate to the front. Once inside you will discover a fitted kitchen with integrated cooker and access to the entrance hall. The lounge/dining room has a feature fireplace and large window to the front overlooking open green space. On the first floor are two double bedrooms and one single all sharing the fitted bathroom with separate shower cubicle. Further benefits include, gas central heating, double glazing, off street parking & NO ONWARD CHAIN! Viewings highly recommended!

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 Thornbury's Tudor Castle, a luxury hotel.

Property Highlights, Accommodation & Services

- A Great First Time Buyers Home or Investment Opportunity
- Close To Local Amenities & Schools
- Three Bedroom Semi Detached Family Home
- Lounge/Dining Room With Fireplace, Fitted Kitchen
- Two Double Bedrooms & One Single
- Family Bathroom with Separate Shower to Bath
- Single Garage & Parking
- Low Maintenance Enclosed Garden
- Gas Central Heating & Double Glazing

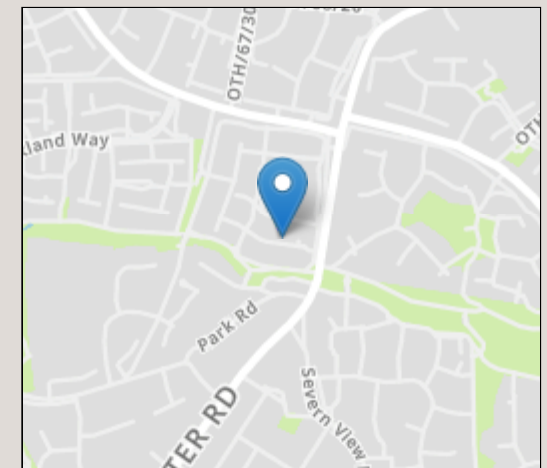
Directions

From the centre of Thornbury turn north onto the Gloucester Road from the mini roundabout at the bottom of the High Street. Just as Thornbury ends, turn left into Butt Lane, then immediately left again into Charles Close. Follow the road round to the left and then right at the T Junction. Continue on and you will find No. 57 on the left hand side.

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

Tenure - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	71	
(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

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