



40 Ellesmere, Thornbury, South Gloucestershire BS35 2ES

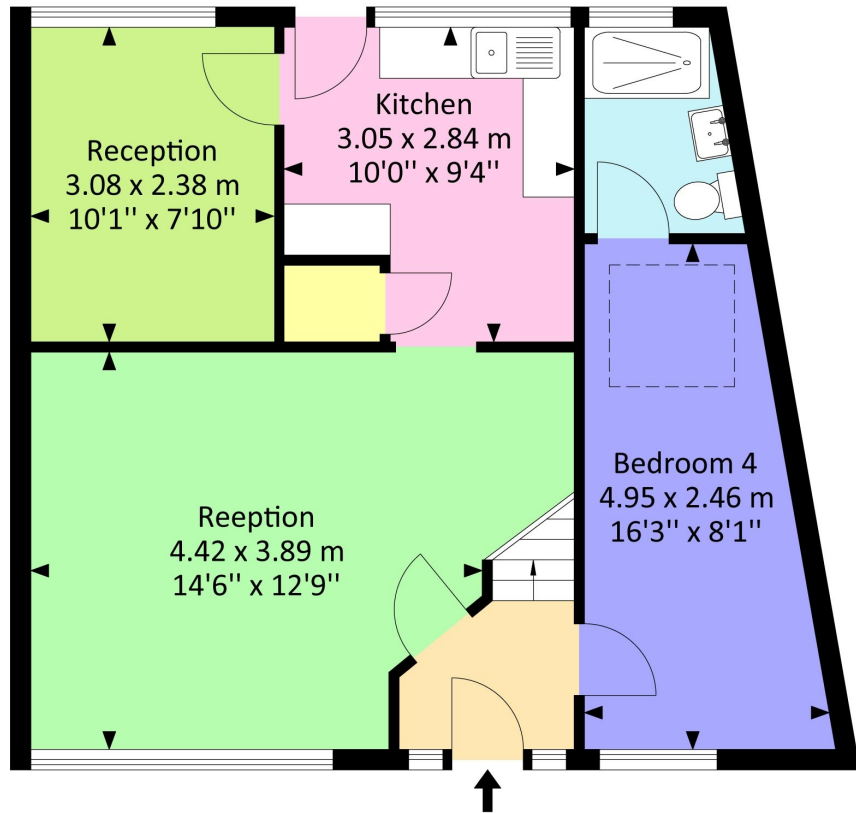
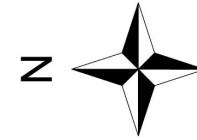
£345,000

Internal Area (Approx)

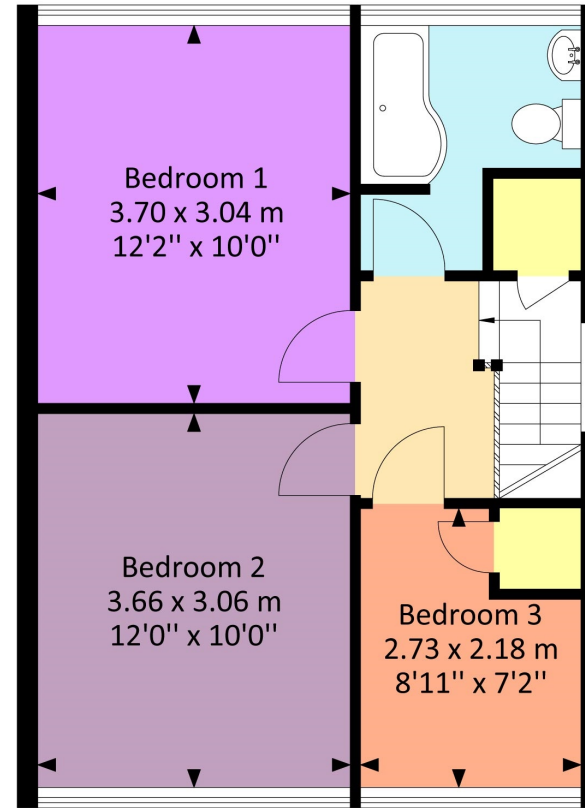
90.90 Sq.M / 978.30 Sq.Ft

For identification only. Not to scale.

Produced by Energy Plus



Ground Floor



First Floor

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Situated along a quiet cul-de-sac in Thornbury is this extended family home within an easy level walk to Thornbury High Street and local schools with open green spaces on your doorstep. The ground floor includes entrance hall, generous lounge, modern kitchen with separate dining room and the versatility of a ground floor bedroom with ensuite. Heading upstairs you will find three bedrooms, two fantastic doubles and a single with family bathroom with shower over bath. To the rear there are two off street parking spaces, paved area and first of the gardens, a real sun spot with plenty of space to potter with additional storage, and to the front, a generous size enclosed second garden laid mainly to lawn with storage shed, metal pergola and wooden bar, perfect for hosting summer parties in the evening sun. Benefits include gas central heating and UPVC double glazing. 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 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) which is situated close to Thornbury's Tudor Castle, a luxury hotel.

Property Highlights, Accommodation & Services

- End Terrace Home In Quiet Cul-De-Sac
- Walking Distance To Local Schools, Countryside Walks And Thornbury Town Centre
- Generous Rear Garden And Off-Street Parking For Two Cars
- Entrance Hall, Modern Kitchen and Separate Dining Room
- Living Room With Large Window Overlooking Garden
- Four Bedrooms, Two Doubles And A Single Upstairs Plus Additional Double Downstairs With Ensuite
- UPVC Double Glazing And Gas Central Heating
- Great Opportunity. Viewings A Must!

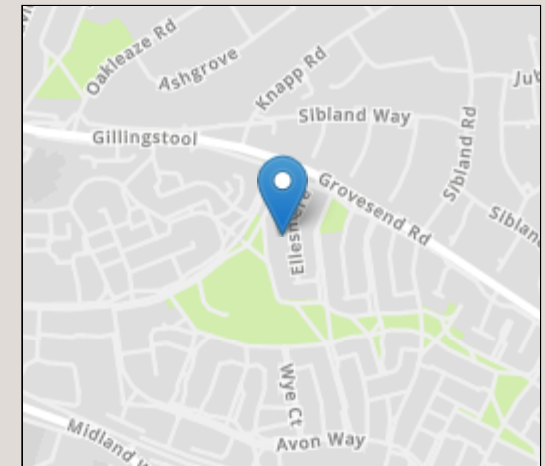
Directions

From the centre of Thornbury take the Gillingstool Road opposite Aldi. Pass the Ford Garage on your right hand side, then take the second right following the road round to the right into Ellesmere, the property will be found a short drive down on the right hand side.

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

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		86
(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			

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