

Milburys

SALES LETTING MANAGEMENT



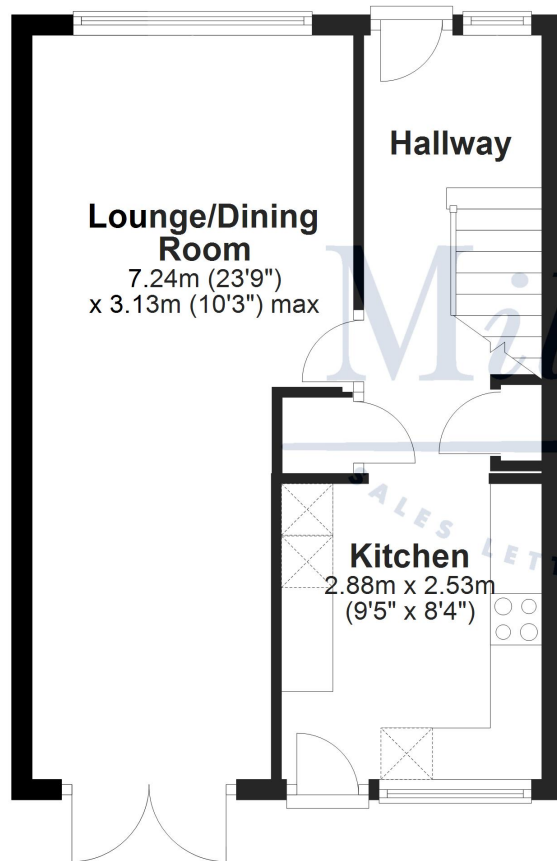
45 Laxton Close, Olveston, South Gloucestershire BS35 4ED

£279,000



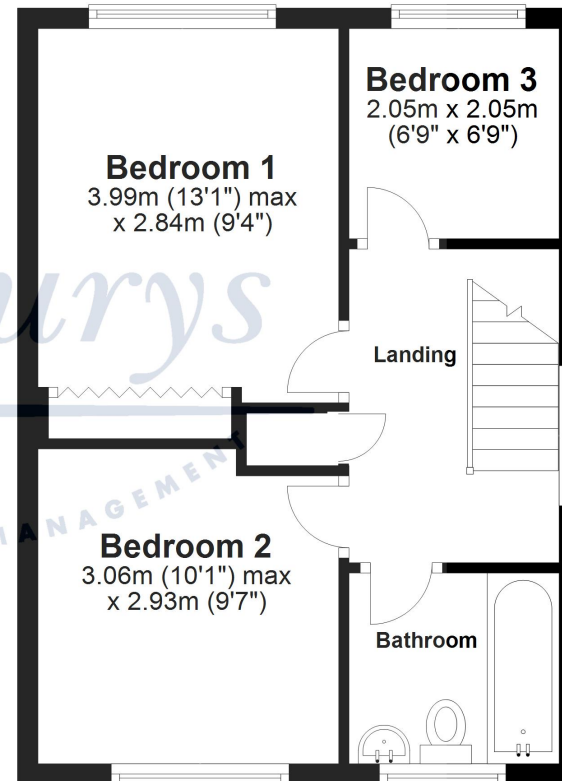
## Ground Floor

Approx. 35.7 sq. metres (384.0 sq. feet)



## First Floor

Approx. 35.9 sq. metres (386.3 sq. feet)



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



# 45 Laxton Close, Olveston, South Gloucestershire BS35 4ED

Offered with 'NO ONWARD CHAIN', sat in the heart of the village of Olveston; with a sense of community like no other, countryside walks from your doorstep and the village amenities just a short stroll away, this end terrace, three bedroom property is absolutely perfect for all! Maybe a downsizer wanting to stay in the village or first time buyer eager to jump on the property ladder, it is ready and waiting for someone to put their mark on it! Starting with the all important three bedrooms, two doubles and one single with the principal bedroom benefitting from fitted wardrobes. The family bathroom offers shower over bath, wash basin and W/C. Moving down to the lounge/diner, a spacious room with pedestrianised, green outlook to the front and French doors leading out to the rear. The 'Shaker Style' kitchen is clean and modern providing fantastic storage. The hallway offers further storage cupboards too. Externally, you have an enclosed rear garden laid to patio and lawn, off street parking and a garage within the street. Book your viewing today!!

## Situation

Olveston is one of the premier South Gloucestershire villages, quite self-contained with a range of shops including bakery, village store and post office, a village pub - The White Hart and an excellent primary school. The nearest secondary school is Marlwood at Alveston, 2.3 miles to the north-east. The local centre and market town of Thornbury is 3.5 miles to the north-east and The Mall at Cribbs Causeway, off J17 of the M5, is 6 miles to the south. The Severn Bridge and J1 of the M48 is 2.5 miles to the north-west of the village, from where you can cross over to South Wales or connect with the M4/M5 interchange at Almondsbury.

## Property Highlights, Accommodation & Services

- End Terrace Three Bedroom Property In The Village Of Olveston
- Two Double And One Single Bedrooms'
- Lounge/Diner With French Doors Leading Out To Rear Garden
- Modern Fitted Shaker Style Kitchen
- Fitted Family Bathroom With Shower Over Bath
- Enclosed Rear Garden With Patio And Lawn
- Garage And Parking
- Countryside Walks From Your Doorstep
- No Onward Chain

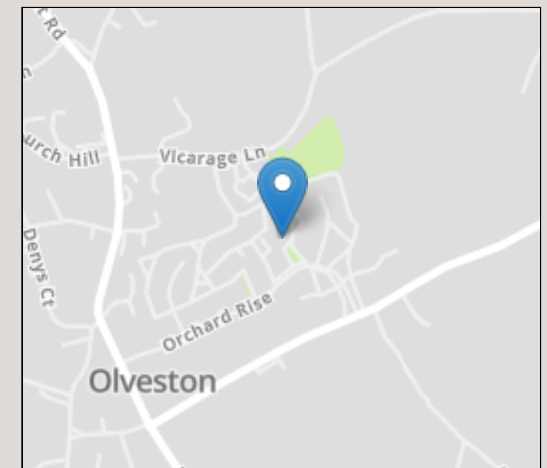
## Directions

Travelling into the village from the direction of Tockington, take your second right into Orchard Rise and second left into Laxton Close. Bear around to the right and No.45 can be found at the top of the cul-de-sac in the right hand corner

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

**Tenure** - Freehold

**Contact & Viewing** - Email: [thornbury@milburys.co.uk](mailto:thornbury@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	72	
(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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