

Total area: approx. 97.6 sq. metres (1050.9 sq. feet)

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



62 Charles Close, Thornbury, South Gloucestershire BS35 1LP

Tucked away at the end of a much favoured cul-de-sac, this attractive three bedroom home enjoys pedestrianised green frontage, offering an appealing sense of space. Perfectly positioned for family living, it is just a short stroll to excellent local primary and secondary schools, convenience store, as well as a popular local pub. Inside the property features a bright and well-proportioned lounge/diner, ideal for both relaxing and entertaining. The kitchen sits at the rear with convenient access to a separate utility room, providing additional storage and workspace. A ground-floor cloakroom adds further practicality. Upstairs, there are three bedrooms- two comfortable doubles and a generously sized single along with a modern shower room. Externally the home is complemented by a garage and carport, offering excellent parking options. The staggered rear garden provides a lovely space for outdoor dining, gardening, or simply unwinding in the warmer months. A well located and well balanced family home in a desirable setting- early viewing is recommended!

Situation

Thornbury is a thriving market town surrounded by beautiful open countryside, situated 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 and historic High Street offers a wide variety of shops, cafes, pubs and restaurants. 'The Mall' at Cribbs Causeway is a sort drive to the south, for those looking for a wider range of High Street brands. Local facilities and amenities include the leisure centre and swimming pool, the golf course, the library, plus open community spaces, parks and sports grounds/clubs – including tennis, cricket, rugby and football. The town is blessed with a number of primary and junior schools, plus The Castle secondary school (www.the.castleschool.org.uk) which is situated close to Thornbury's Tudor Castle, now a luxury hotel. The nearest independent school is Tockington Manor School.

Property Highlights, Accommodation & Services

- Three Bedroom, Detached Home In Popular Thornbury Cul-De-Sac
- Lounge/Diner Looking Out Onto Pedestrianised Frontage
- Modern Kitchen With Ample Wall And Base Units
- Added Benefit Of Separate Utility And Cloakroom
- Three Bedrooms- Two Doubles And Great Sized Single
- Staggered Rear Garden- Perfect For Alfresco Dining
- Garage And Carport Parking
- UPVC Double Glazing And Recently Updated Boiler
- Short Stroll From Local Schools And Amenities
- Positioned Along Thornbury's Much Loved Streamside Walk

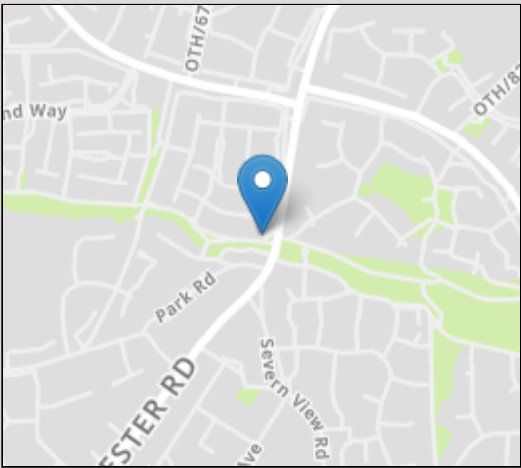
Directions

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 take the first left into Charles Close. Follow the road round to the left and number 62 can be found at the end of the cul-de-sac on the right hand side.

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

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		

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