



Milburys
SALES LETTING MANAGEMENT



23 Leaze Close, Thornbury, South Gloucestershire, BS35 2FH

£220,000

Ground Floor

Approx. 58.7 sq. metres (632.0 sq. feet)



Total area: approx. 58.7 sq. metres (632.0 sq. feet)

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



23 Leaze Close, Thornbury, South Gloucestershire BS35 2FH

Milburys are thrilled to welcome you to this well-presented two double bedroom flat located in the very heart of Thornbury, just a stones throw from the high street. This delightful apartment is perfect for first-time buyers or investors seeking a promising opportunity in the property market. Entering through the secure entry door, you will then make your way up to the first floor. Stepping into the property the hallway leads you through to all the accommodation on offer. Starting with the lounge, generous in size with a bright and airy feel, the French doors with Juliet balcony is a fabulous addition and allows the light to flood the room. The kitchen is modern in design with fitted oven, hob and extractor. The bathroom is well equipped and a great size with shower over bath. The two double bedrooms both offer fitted wardrobes. Externally, the property comes with an allocated parking space plus visitor parking. To be sure not to miss out, call today to book a 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 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 on the edge of open countryside close to Thornbury's Tudor Castle, now a luxury hotel.

Property Highlights, Accommodation & Services

- Two Double Bedroom Purpose Built Apartment
- Immaculate 'As-New' Finish Throughout
- Walking Distance To Thornbury Town Centre And Local Amenities
- Communal Entrance Hall With Secure Entry System
- Spacious Lounge With Juliet Balcony
- Modern Fitted Kitchen
- Smart Fitted Bathroom With Shower Over Bath
- Allocated Parking Plus Visitor Parking
- Double Glazing And Gas Central Heating

Directions

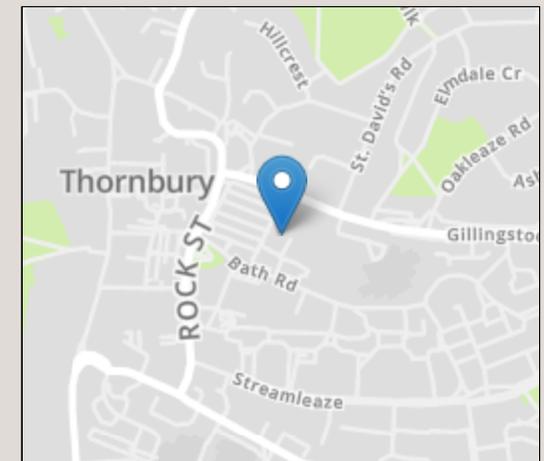
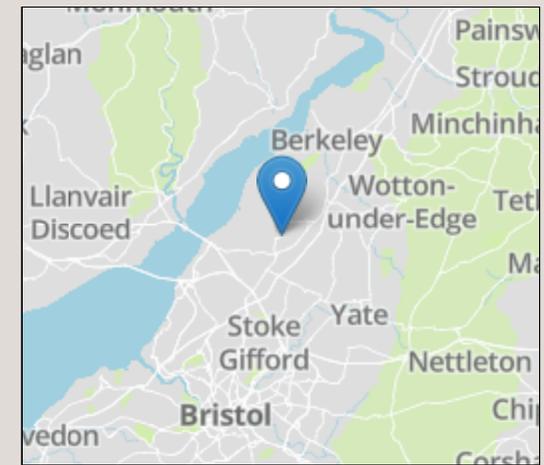
As you approach Thornbury with Tesco on your right hand side, continue to the next mini roundabout and turn left. Turn right just after Grace Lodge into Rock Street, proceed past the entrance to the long stay car park and Leaze Close will be found on the left hand side. No.23 is straight in front of you at the far end, on the left hand side.

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

Tenure - Leasehold

Additional Information - Management Fee Applies

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



IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at www.milburys.co.uk



