

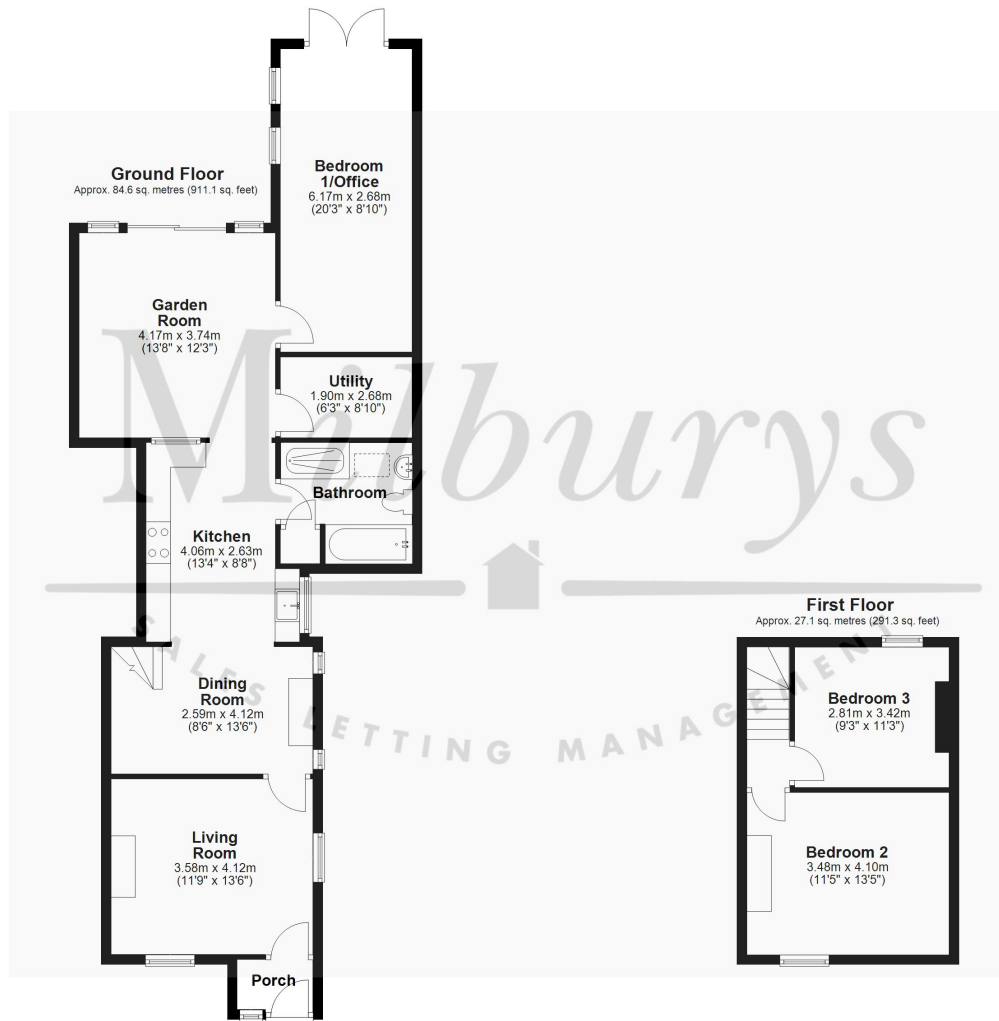
The logo for Milburys, featuring the name in a white serif font on a dark blue background.

SALES LETTING MANAGEMENT



10 Down Road, Alveston, South Gloucestershire, BS35 3JQ

£450,000



Total area: approx. 111.7 sq. metres (1202.4 sq. feet)

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



10 Down Road, Alveston, South Gloucestershire BS35 3JQ

An incredible opportunity has arisen to secure this character cottage offering style and charm. Finished beautifully throughout and offering lots of living space... it is one not to be missed! The first room you will encounter is the living room with its exposed stone fireplace, wood-burning stove and flagstone floor. This leads through to the cosy dining room, with a beamed ceiling, stone hearth and again a flagstone floor. This is open-plan to the smart fitted kitchen area with an integrated oven and hob, plus a china 'Belfast' sink. Beyond here is the vaulted garden room with glazed doors and panels that let light flood in. The cottage can be configured with three bedrooms - two double's to the first floor, principal with fitted wardrobes and one on the ground floor adjacent to a luxurious bathroom suite with a shower cubicle for practicality and a bath for enjoying a good old soak in. The ground floor 'bedroom' has a vaulted ceiling and French doors to the patio. Moving back outside, there is block-paved off-street parking to the front and a long rear garden stretching way back across the patio and lawn to a summer house at the far end. Practical benefits include gas central heating and double-glazing. A fantastic character home in a highly popular village location - and, if you are looking for a 'quick' move, it comes with NO ONWARD CHAIN!

Situation

Alveston is a village north of Bristol, some 4.3 miles from the M4/M5 interchange at Almondsbury, 7.2 miles from Bristol Parkway Station and 10.5 miles from the City Centre. The Severn Bridge and the M48 (M4/South Wales) are 4.6 miles to the west - ideal for commuters. It boasts a secondary school, www.marlwood.com and St. Helen's Primary School, plus a useful parade of shops - including an award-winning butcher, a post office, a public house and a hotel. The market town and local centre of Thornbury is 1.3 miles to the north.

Property Highlights, Accommodation & Services

- A Beautiful Cottage Located In Popular Alveston
- Two/Three Double Bedrooms - Principal With Fitted Wardrobes
- Cottage Style Lounge With Beams And Wood burning Stove
- Kitchen/Diner With a Classic Shaker Style Finish And Belfast Sink
- Garden Room With Patio Doors Allowing Access To The Rear Garden
- Extensive Rear Garden Stretching Out Behind.
- Family Bathroom With Bath And Separate Shower Cubicle
- Utility
- Off Street Parking And No Chain

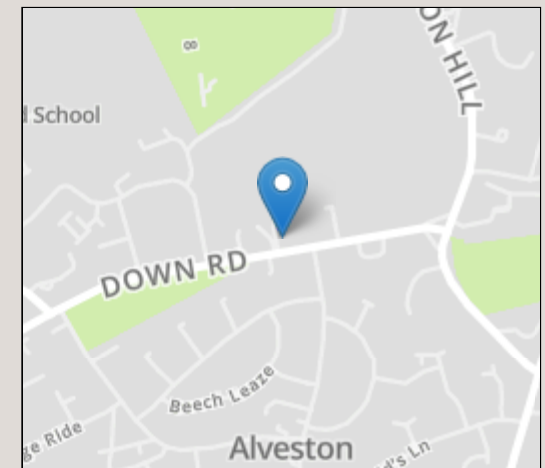
Directions

Travelling north into Alveston along the A38, turn left at the traffic lights just before the 'Hyundai' garage towards Thornbury. Take the very next left into Down Road, opposite 'The Ship' hotel, continue for a short distance and 10 Down Road will be found on the right hand side.

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

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		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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



