

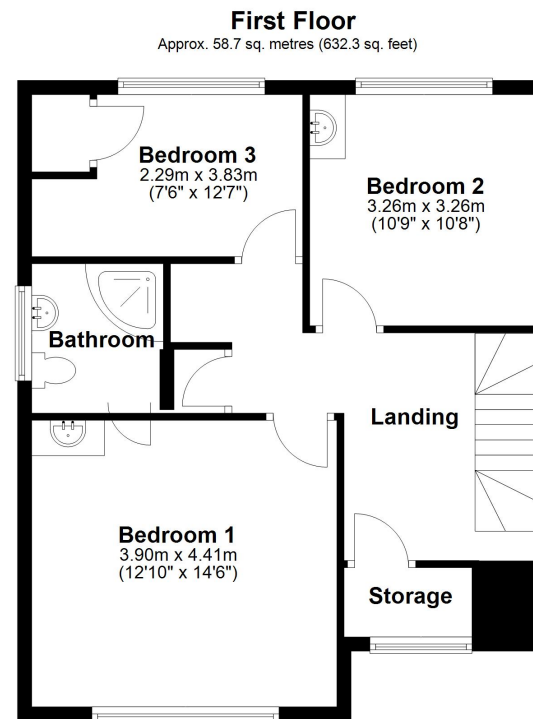
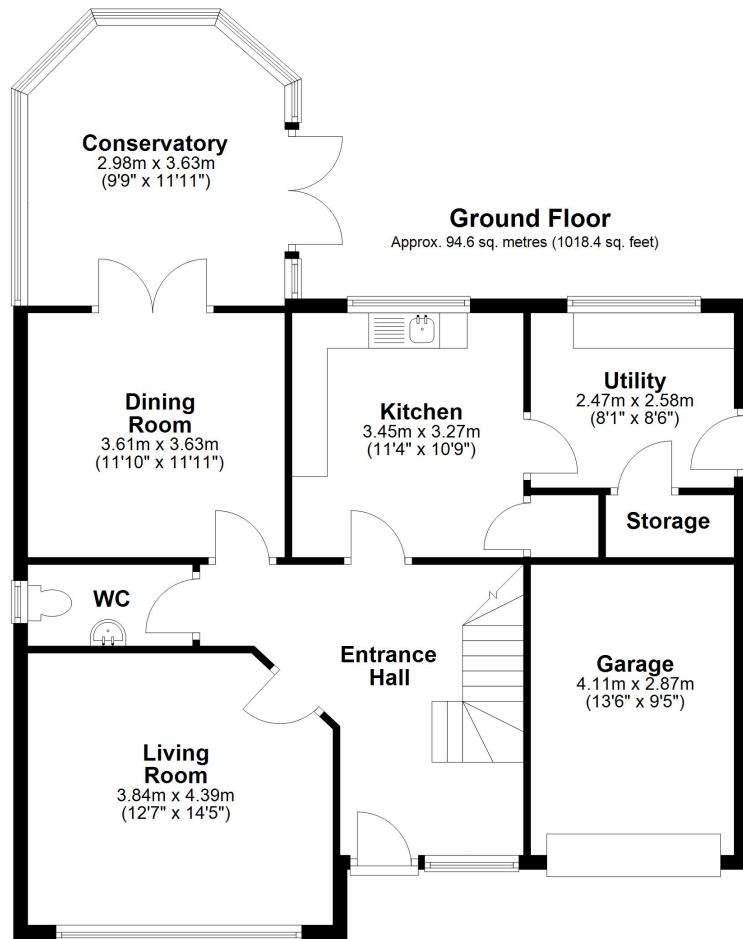
The logo for Milburys, featuring the name in a white serif font on a dark blue background.

SALES LETTING MANAGEMENT



6 Orchard Rise, Olveston, South Gloucestershire, BS35 4DY

£599,995



Total area: approx. 153.4 sq. metres (1650.7 sq. feet)

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



6 Orchard Rise, Olveston, South Gloucestershire BS35 4DY

What an opportunity! Situated in the heart of Olveston and ripe to make your own mark, we are delighted to offer for sale this detached property set in an enviable plot of circa .218 acres and within walking distance of all the village amenities. Offered with no onward chain, there is scope to enhance and extend, subject to any necessary consents, and create a home along with its large garden, which will be the envy of many! Once inside you will be instantly drawn to the original parquet flooring which extends into the lounge and dining room. The Lounge has a large picture window to the front and a fireplace, the separate dining room extends to a double glazed conservatory so the garden can be enjoyed throughout the year. The kitchen, now in need of complete refurbishment, is fitted with a range of units and a larder cupboard with a door leading through to the separate utility room with door to the garden and storage cupboard. On the first floor you will find three generous bedrooms, two with vanity basins, and the family shower room. The property is blessed with a glorious garden, bounded by a stone wall, sectioned into different areas and offering new owners the opportunity to create something quite special along with plenty of space for children to play ball games and other pursuits. To the front is a further area of garden and off-street parking leading to the integral garage. To see all that's on offer we urge you to make your viewing request today!

Situation

Olveston is one of the premier South Gloucestershire villages, quite self-contained with a range of shops – butcher, baker, grocery/newsagent/off-license – a village pub, The White Hart and an excellent primary school, www.olvestonschool.co.uk. The nearest secondary school is Marlwood at Alveston, www.marlwood.com, 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

- Detached Property Offered With No Onward Chain In A Sought After Location
- Ripe To Personalise And Modernise Creating A Fantastic Family Home
- Fantastic .218 Acre Plot, Bounded By A High Stone Wall
- Walking Distance To Village Amenities And Country Rambles From the Threshold
- Entrance Hall with Parquet Flooring, Lounge With Large Picture Window To Front And Fireplace
- Separate Dining Room, Double Glazed Conservatory
- Fitted Kitchen, Separate Utility And Ground Floor Cloakroom
- Three Double Bedrooms, Two With Vanity Basins, Family Shower Room
- Integral Garage And Off-Street Parking
- Double Glazing And Gas Central Heating

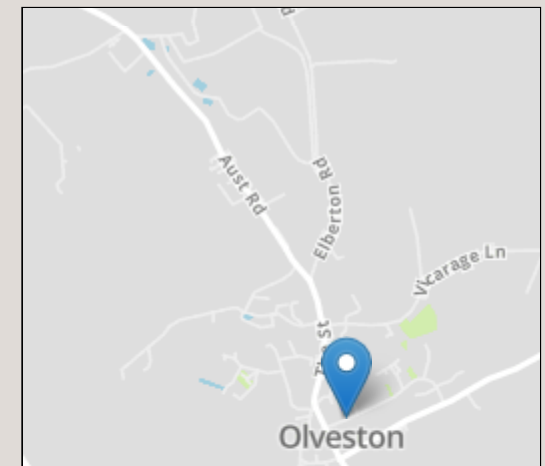
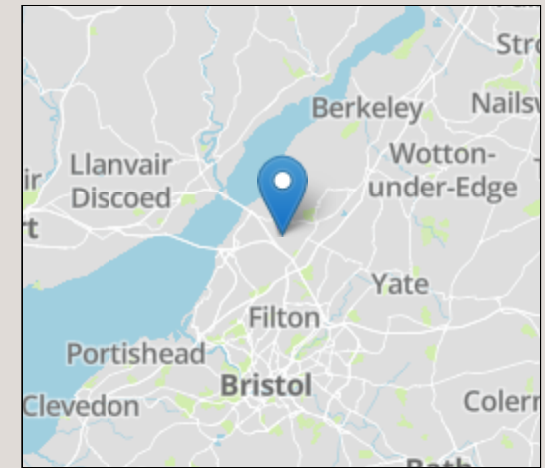
Directions

Travelling into the village from the direction of Tockington, drive along New Road taking the first turning right in to Orchard Rise. No 6 is short distance along on the right hand side.

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

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		77
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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