

Milburys

SALES LETTING MANAGEMENT



19 Elmdale Crescent, Thornbury, South Gloucestershire BS35 2JQ

Offers in Excess of £415,000

Ground Floor

Approx. 65.1 sq. metres (700.9 sq. feet)



Total area: approx. 65.1 sq. metres (700.9 sq. feet)

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



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A two bedroom, detached bungalow which exudes curb appeal from the moment you arrive! Crossing the threshold, the entrance hall provides plenty of space for coats and shoes and allows access to both the living room and kitchen. The traditional shaker style kitchen has enough room for all required mod-cons and opens on to the rear garden. The lounge/diner is light and airy with feature gas fire as the focal point. There are two bedrooms, the principle with fitted wardrobes and the secondary providing access to the conservatory, a fantastic additional reception space. The useful shower room completes inside. Benefits include gas central heating (Worcester Bosch boiler installed 2020), UPVC double glazing and an easy access ladder to a boarded loft space which offers plenty of storage, the property is perfectly presented throughout! The outside space is really quite special. The approach is beautifully landscaped with mature shrubs and hedgerow, the driveway providing space for two cars, wooden gates take you through to further parking and access to the single garage. The rear garden is a delight, laid mainly to lawn and stretching far back, ready to be taken on and made your own. A beautiful home, in a much favoured location, a short stroll from local amenities and offered with no onward chain!

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.thecastleschool.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

- Two bedroom, detached bungalow in a much favoured location
- A short stroll to local amenities and the town centre
- Shaker style kitchen with lounge/diner and conservatory offering further reception space
- Two bedrooms, the principle with built in storage
- Sizeable driveway with parking for multiple cars
- Large rear garden with mature shrubs and hedging
- Single garage, detached from the property
- Benefits include gas central heating and UPVC double glazing
- No onward chain!

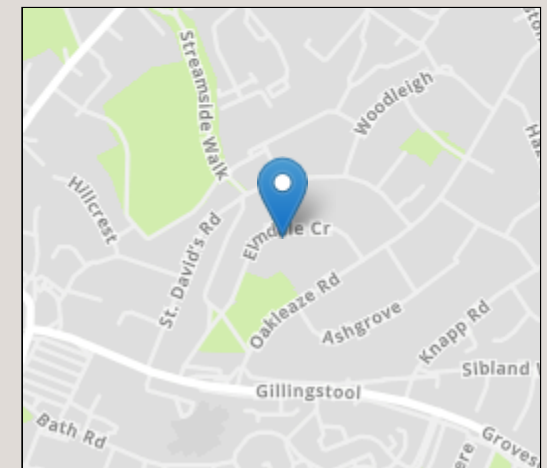
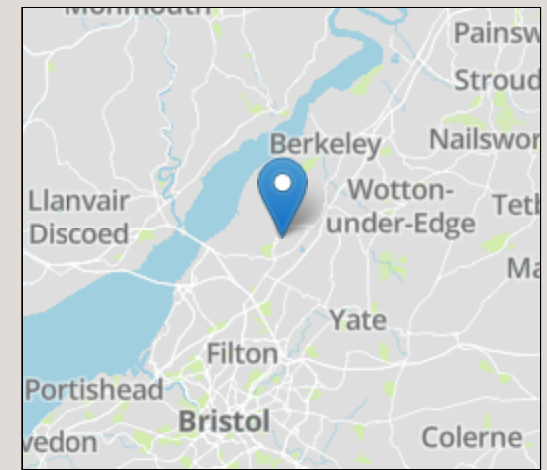
Directions

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

Tenure - Freehold

Additional Information - www.southglos.gov.uk

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		64
(69-80)	C		
(55-68)	D	61	
(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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