

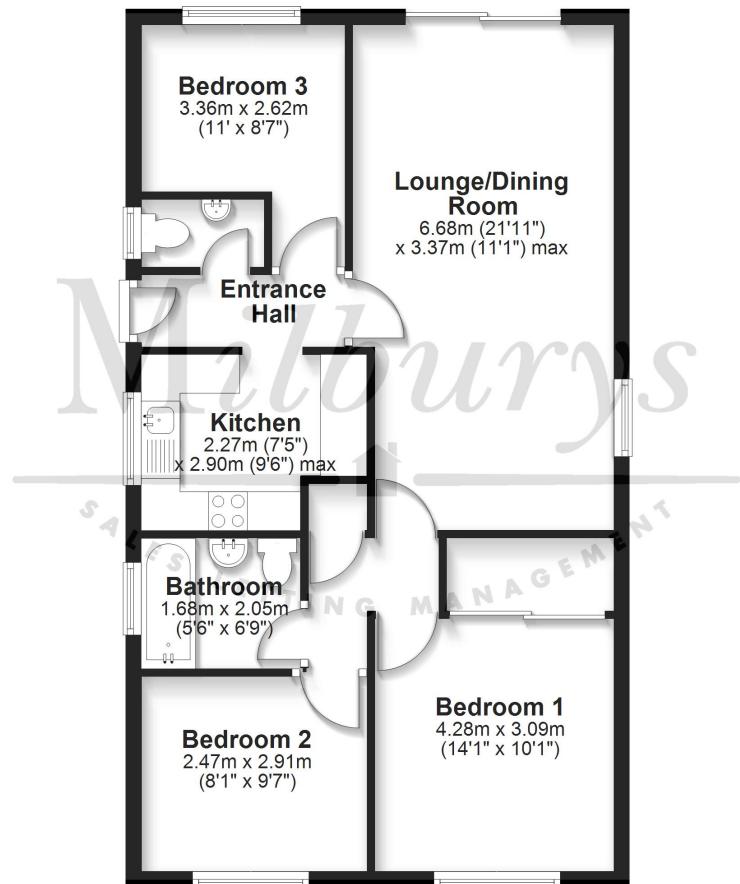


74 Swallow Park, Thornbury, South Gloucestershire, BS35 1LU

£415,000

Ground Floor

Approx. 66.5 sq. metres (715.6 sq. feet)



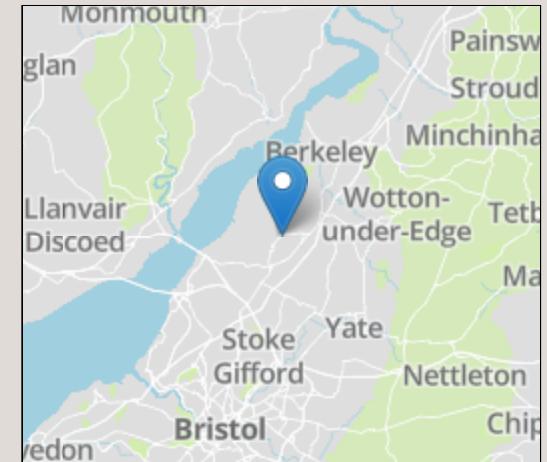
Total area: approx. 66.5 sq. metres (715.6 sq. feet)

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



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This well-presented three bedroom bungalow enjoys a delightful location with green space to the rear, while being conveniently located close to a range of local amenities. Internally, the property offers a modern fitted kitchen with ample space for all required appliances, alongside a spacious and versatile living/dining room featuring French doors that open directly onto the rear garden, creating a bright and welcoming living space. The accommodation is completed by three generous bedrooms, a contemporary bathroom and useful cloakroom making the property ideal for a variety of buyers. Externally, the beautifully maintained, sunny rear garden is laid mainly to lawn with patio area for dining in the summer months and provides a peaceful, private setting to enjoy the open aspect behind. Further benefits include a garage, garden shed, ample off street parking, UPVC double glazing and a gas combi boiler. A superb opportunity to acquire a comfortable and well-located bungalow in a desirable setting, call today to arrange your tour!



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 short 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

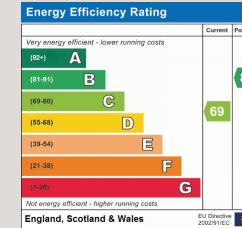
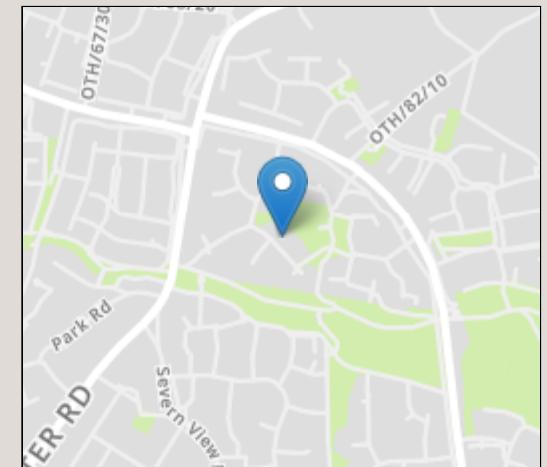
- Spacious Three Bedroom Bungalow In The Town Of Thornbury
- Open Plan Living/Dining Area With French Doors Onto The Rear Garden
- Cloakroom And Family Bathroom Presented To A Pristine Standard
- Garage, Garden Shed And Off-Street Parking
- Benefits Include Gas Central Heating & UPVC Double Glazing
- Modern Fitted Kitchen
- Three Bedrooms- All Can Be Utilised As Doubles
- Level Rear Garden, Laid Mainly To Lawn With Patio Area
- Conveniently Located Close To Local Amenities And Bus Stop

Directions

From the roundabout at the bottom of the High Street take the Gloucester Road north through Thornbury. Just as the town ends, turn right into Morton Way. Take the first right into Swallow Park, then continue to the top taking the last left hand turning, No.74 can be found on your left a little way up.

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

Tenure - Freehold



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