

Milburys

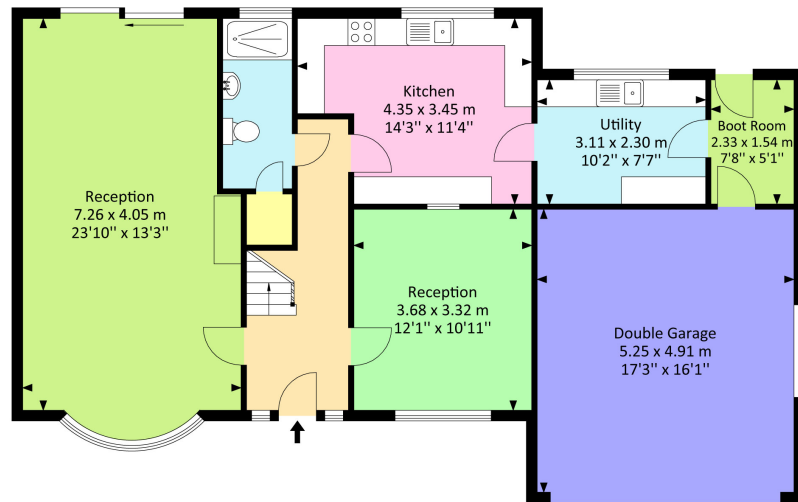
SALES LETTING MANAGEMENT



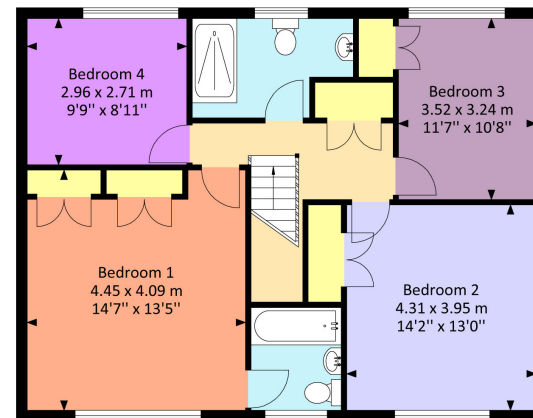
10 Chatsworth Park, Thornbury, South Gloucestershire BS35 1JF

£695,000

10 Chatsworth Park, Thornbury,
 South Gloucestershire, BS351JF
 Internal Area (Approx)
 175.30 Sq.M / 1887.30 Sq.Ft
 For identification only. Not to scale.
 Produced by Energy Plus



Ground Floor



First Floor



10 Chatsworth Park, Thornbury, South Gloucestershire BS35 1JF

A rare opportunity to purchase this fantastic detached family home, offering light and space in abundance, maintained and cared for 'from new' by the current owners. A much favoured location on the 'Castle' side of Thornbury, secondary and primary schools are within walking distance along with Thornbury Town Centre and the popular streamside walk. Set at the far end of the cul-de-sac, you will see it sits prominently in its plot with open-plan gardens to the front, a double garage to the side and that all important off-street parking. Step in through the front door and you find a central hallway with a generous dual aspect lounge to the left and a separate dining room to the right. The Lounge has a bay window, patio doors to the garden and a feature fireplace. The fitted kitchen, now in need of modernisation, is situated behind the dining room with a useful hatch and a large picture window looking out across the garden. Continue through to the utility room plus a separate boot room beyond with integral door to the garage and the garden. A cloakroom with shower cubicle completes the ground floor. Continue up the stairway where you will find four double bedrooms, three with fitted wardrobes. The principle bedroom has its own en-suite bathroom and there is a family shower room. Outside a side pedestrian gate leads round to the generous rear garden, running the width of the property, laid mainly to lawn and is westerly facing, perfect for alfresco dining on a summers evening. Benefits include gas central heating, some double glazing and No Onward Chain. Don't Delay, View Today!

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 pedestrianised 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 close to Thornbury's Tudor Castle, a luxury hotel.

Property Highlights, Accommodation & Services

- No Onward Chain - Fantastic Opportunity!
- Detached Family Home On The 'Castle' Side Of Thornbury
- Well Maintained And Cared For By Present Owners
- Cul-De-Sac location - Walking Distance Of Schools, Town Centre And Popular Streamside Walk
- Dual Aspect Lounge With Feature Fireplace And Patio Doors To The Garden
- Separate Dining Room
- Fitted Kitchen, Separate Utility, Boot Room And integral Door To Garage
- Four Double Bedrooms, En-Suite Bathroom And Family Shower Room
- Ground Floor Shower Room
- Generous Enclosed Garden, Laid Mainly To Lawn
- Double Garage And Off-Street Parking

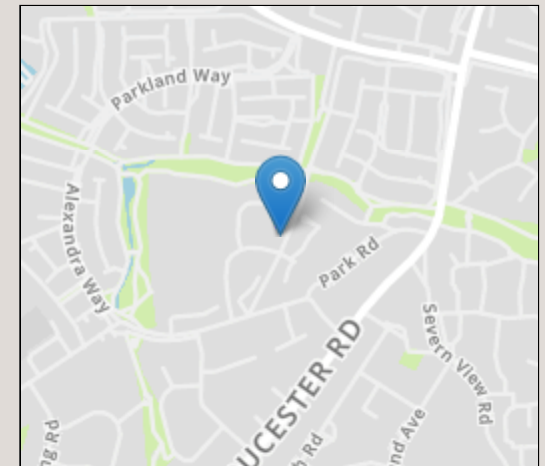
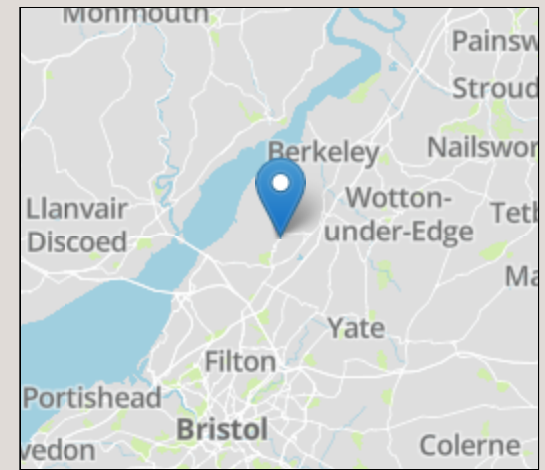
Directions

From the centre of Thornbury proceed down Castle Street, past the church and into Park Road. Continue along passing The Castle Secondary School on your left and Manorbrook Primary. Take the next left into Chatsworth Park. As the road bends round to the right, turn left and No 10 will be found on the left hand side at the far end of the cul-de-sac.

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

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		79
(55-68)	D	59	
(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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