

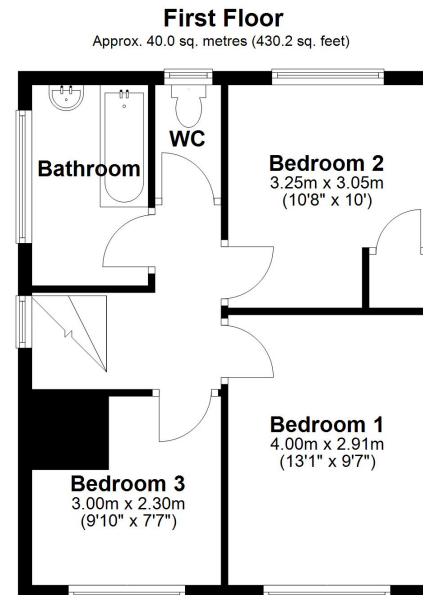
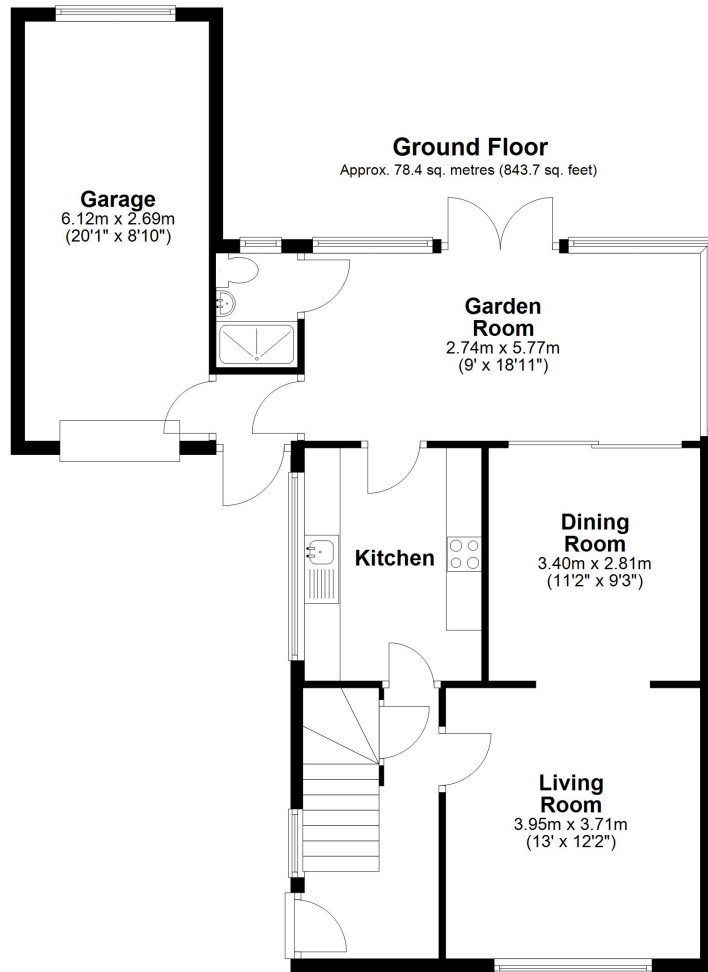
The logo for Milburys, featuring the name in a white serif font on a dark blue background.

SALES LETTING MANAGEMENT



62 Elmdale Crescent, Thornbury, South Gloucestershire BS35 2JQ

£375,000



Total area: approx. 118.3 sq. metres (1273.8 sq. feet)

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



# 62 Elmdale Crescent, Thornbury, South Gloucestershire BS35 2JQ

We are thrilled to offer to market this lovely three-bedroom detached family, home ripe to be made your own in a fantastic location overlooking a picturesque green to the front. Stepping inside there is a sizeable hallway with plenty of space for your coats and shoes, to your right the lounge/diner is the perfect space to host family and friends and the dual aspect window and sliding doors allow light to flood in. The kitchen provides space for all the required mod-cons and the sunroom across the back opens onto the garden and allows access to the useful ground floor shower room. Upstairs there are three bedrooms, two great sized doubles and a single overlooking the green, offering the perfect view for an office space or nursery perhaps. The family bathroom with separate WC completes the property. The garden is laid mainly to lawn with patio area providing space for alfresco dining in the summer months and side access to the front. A single garage and private drive way complete this superb family home. If you're in search of a wonderful property to transform into your dream home, this is it—contact us to schedule your viewing 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 part-pedestrianised High Street offers a wide variety of shops, cafes, pubs and restaurants. Other facilities include the leisure centre, golf course and library, 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](http://www.thecastleschool.org.uk)) which is situated close to Thornbury's Tudor Castle, a luxury hotel.

## Property Highlights, Accommodation & Services

- Three bedroom detached property situated in a quiet cul-de-sac
- Two double and one single bedrooms
- Bright and airy spacious lounge/diner
- Fitted shaker style kitchen
- Downstairs shower room and integral garage
- Conservatory and enclosed rear garden
- Fabulous outlook onto 'Oakleaze Road' green
- Off street parking for multiple cars

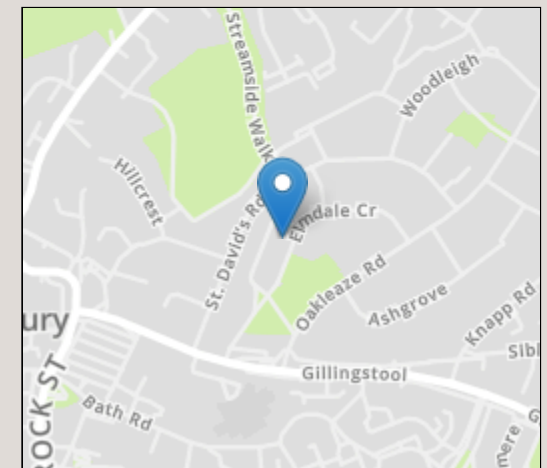
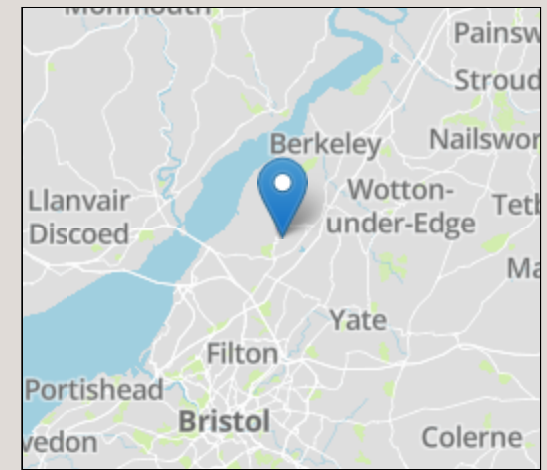
## Directions

Driving away from the centre of Thornbury along Gillingstool, take your third left into Oakleaze Road. Then first left into Elmdale Crescent, continue on that road all the way around to the top and No.62 can be found on your right.

## Local Authority & Council Tax -

**Tenure** - Freehold

**Contact & Viewing** - Email: [thornbury@milburys.co.uk](mailto: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 |              | 73         |
| (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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