

Milburys

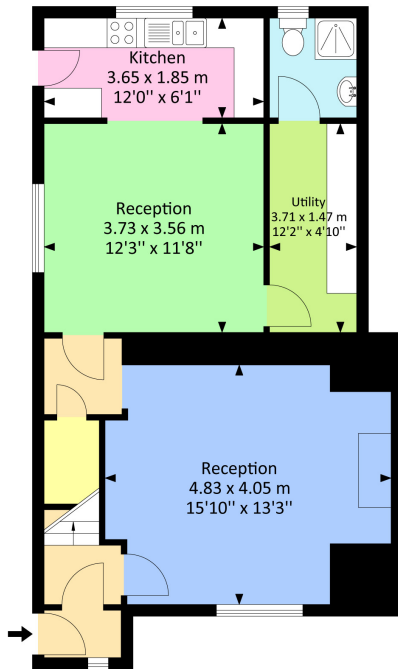
SALES LETTING MANAGEMENT



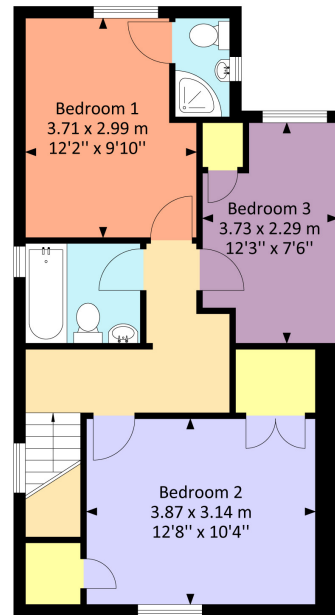
10 Church Road, Lower Almondsbury, South Gloucestershire, BS32 4ED

£525,000

10 Church Road, Almondsbury,
South Gloucestershire, BS324ED
Internal Area (Approx)
103.0 Sq.M / 1108.8 Sq.Ft
For identification only. Not to scale.
Produced by Energy Plus



Ground Floor



First Floor



10 Church Road, Lower Almondsbury, South Gloucestershire BS32 4ED

A rare find! This delightful period village home is bursting with personality and character, right in the heart of the village's conservation area and within walking distance of all the amenities, plus country walks from the front door. There is parking to the front for at least two cars and side gated access to the south-west facing enclosed rear garden, well stocked with plants and flowers, a flag-stone patio and generous area of lawn. Once inside you will be instantly drawn to the cosy lounge with Inglenook fireplace, complete with a bread oven and exposed beams. Step through to the dining room with plenty of space to sit and eat together, open-plan to the fitted kitchen which is now in need of updating, with an outlook across the garden. From the dining room a door leads through to a separate utility room and at the far end a useful shower and WC. Up to the first floor and a welcoming and spacious landing with exposed beams gives access to three bedrooms, the largest is at the front and has two deep storage cupboards. Up a couple of steps and you will find a further double bedroom with en-suite shower room, a single bedroom, and family bathroom with shower over the bath. Benefits include oil central heating and double glazing. We expect an immediate response so book your viewing today! NO ONWARD CHAIN.

Situation

Almondsbury is the first village to the north of the M4/M5 interchange, ideally suited for commuters looking for a more rural lifestyle whilst remaining within easy reach of the city of Bristol. It has a popular primary school at the heart of the village (Ofsted 'Outstanding' 2023). A little further out, the local centre and market town of Thornbury offers a variety of shops, restaurants and a leisure centre. At the hub of Almondsbury are the village shop (www.almondsburycommunityshop.org.uk), the parish church of St. Marys, The Bowl public house, the doctors surgery and dental practice. The Mall at Cribbs Causeway is just one junction further down the M5 and Parkway Station is approximately 3.7 miles to the south.

Property Highlights, Accommodation & Services

- Fantastic Opportunity with No Onward Chain!
- Period Cottage In The Heart Of This Popular Village
- Charm and Personality In Bucket Loads!
- Walking Distance To All Village Amenities Including Primary School, Community Shop And Village Pub
- Off-Street Parking And South-West Facing Garden, Outside Storage
- Lounge With Inglenook Fireplace, Dining Room/Kitchen With Outlook Across Garden
- Separate Utility Room With Shower Room And WC
- Generous Principal Bedroom With Deep Storage Cupboards, Exposed Beams
- Bedroom Two (Double) With En-Suite Shower Room, Bedroom Three (Single) And Family Bathroom
- Oil Central Heating And Double Glazing

Directions

From J16 of the M5 take the A38 north. Take the third left at the brow of the hill into Over Lane. Drop down the slope and turn right opposite the garden centre into Sundays Hill. Follow the road into the village, passing the school on your left, the church on your right and the community shop, again on the left. NO 10 Church Road will be on the left hand side as the road narrows, opposite Walnut Tree Close.

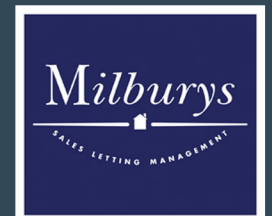
Local Authority & Council Tax - South Gloucestershire Council - Tax Band D

Tenure - Freehold

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	55	
(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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