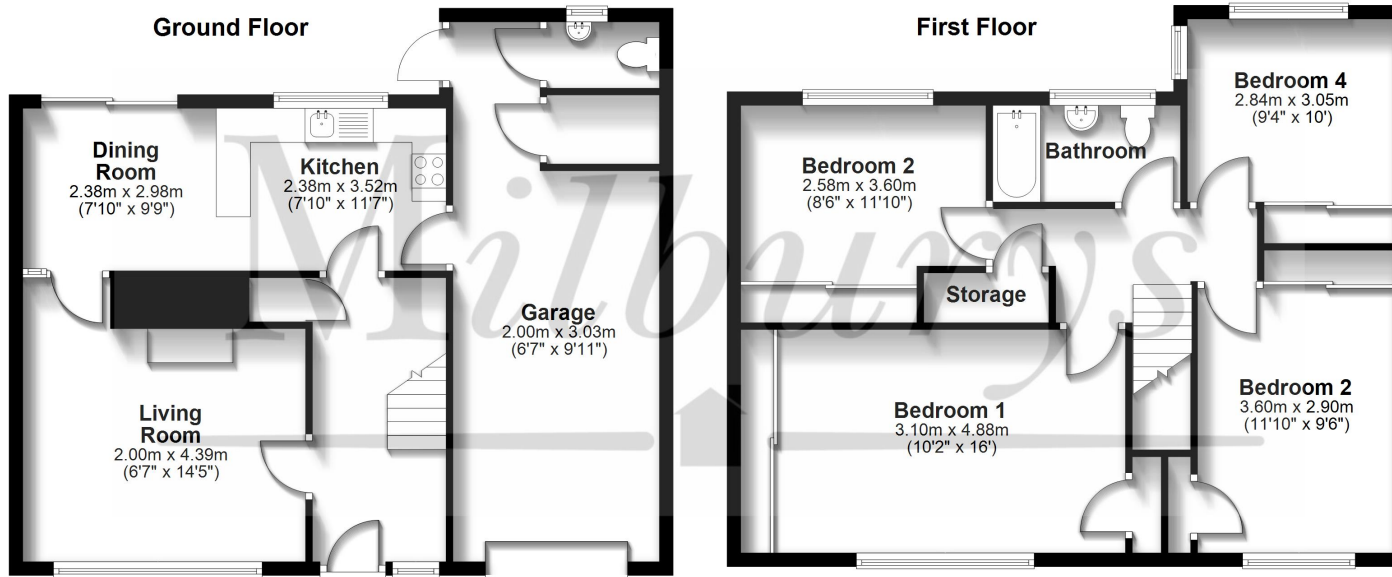




9 Manor Park, Tockington, South Gloucestershire, BS32 4NS

£450,000



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



9 Manor Park, Tockington, South Gloucestershire BS32 4NS

What a great location!! In the heart of Tockington with an incredible green outlook, we are elated to be offering to the market this rare opportunity. With all the scope to make your own, it is ripe for refurbishment and modernisation. Beautifully proportioned both upstairs and down, with four double bedrooms and separate receptions it's going to appeal to many. Entering through the front into the spacious hallway, to the left, a generous lounge with large window allowing light to flood in and a feature open fireplace for winter evenings. Moving through to the kitchen/diner, with fitted wall and base units plus enough space for your white goods and an integral door to the garage, the dining area is of a good size benefiting from large patio doors giving you access to the enclosed rear garden. To the first floor, four double bedrooms with fitted wardrobes, the principal bedroom is of an incredible size. The family bathroom completes the first floor. There are many further benefits to this property, to name a few, the garage is of an incredible size, it also offers a ground floor w/c and further access to the rear garden which is a fantastic size and full of mature shrubs and trees. To the front, off street parking and a picturesque green outlook. The property is offered with no onward chain and ready for you to book in your viewing today!!

Situation

The village of Tockington is situated to the north of Bristol, west of the A38, about 3 miles from the M4/M5 interchange and about 5.5 miles from Bristol Parkway Station. The adjacent village of Olveston has a good range of shops including Post Office, butcher and baker. The local centre and market town of Thornbury is approximately 3.5 miles to the north-east. There are local primary schools in the villages of Lower Almondsbury and Olveston. Marlwood School, Alveston (secondary), is approximately 2 miles to the north-east. Tockington Manor School (independent) sits within the village. The popular Swan Public House is situated just off The Green.

Property Highlights, Accommodation & Services

- Link Terrace Four Bedroom Property In The Sought After Village Of Tockington
- Four Double Bedrooms With Fitted Wardrobes
- Spacious Lounge With Open Fireplace
- Beautiful Green Outlook
- Large Garage With Storage Cupboard And Cloakroom
- South Facing Rear Garden With Mature Shrubs And Trees
- No Onward Chain
- Fitted Kitchen/Diner With Patio Doors
- Family Bathroom With Shower Over Bath And Heated Towel Rail

Directions

Entering the village from the south, bear right at the village green, past The Swan pub and then turn right at the top. Take the next right into Manor Park and No9. can be found on your left.

Local Authority & Council Tax - South Gloucestershire - Tax

Tenure - Freehold

Contact & Viewing - Email: thornbury@milburys.co.uk Tel: 01454 417336



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