

Milburys

SALES LETTING MANAGEMENT

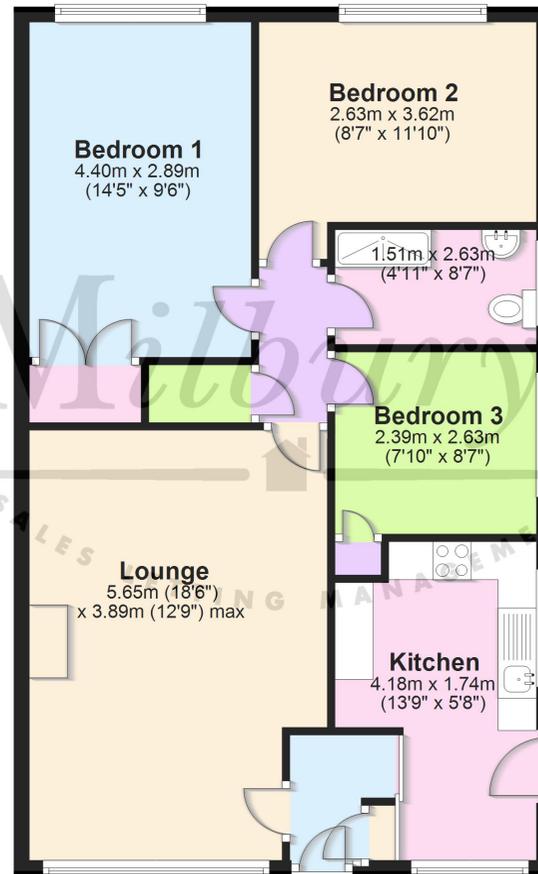


18 Maple Avenue, Thornbury, South Gloucestershire BS35 2JW

£325,000

### Ground Floor

Approx. 72.8 sq. metres (784.1 sq. feet)



Total area: approx. 72.8 sq. metres (784.1 sq. feet)

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



# 18 Maple Avenue, Thornbury, South Gloucestershire BS35 2JW

Tucked away in a desirable part of Thornbury, this charming semi-detached bungalow enjoys a convenient position close to the amenities of Oakleaze Road, local schools, and streamside walks. The property offers a spacious lounge/dining room, a fitted kitchen with space for a breakfast table and chairs, three bedrooms - two doubles and one single- and an updated shower room. There is also the potential to extend into the loft space (subject to planning permission), as several neighbouring properties have already done so. Externally, the driveway offers ample off-street parking leading to a single garage, along with a generous garden that is presented as a blank canvas ready to be landscaped. Further benefits also include double glazing and gas central heating. This property is offered with no onward chain!!

## 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 sort 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](http://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

- Three Bed Semi-Detached Bungalow In The Heart Of Thornbury
- Convenient For Local Schools, Countryside Walks And Thornbury Town Centre
- Spacious Lounge/Diner With Large Front Window
- Fitted Kitchen With Dual Aspect And Side Access
- Family Shower Room
- Gated Driveway To Side Leading To A Garage
- Ripe For Modernisation And Personalisation
- No onward chain!

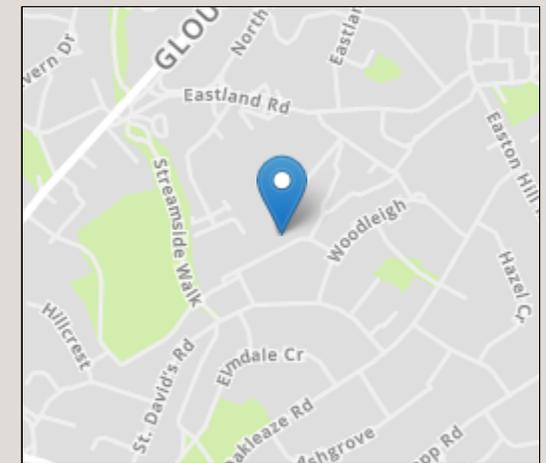
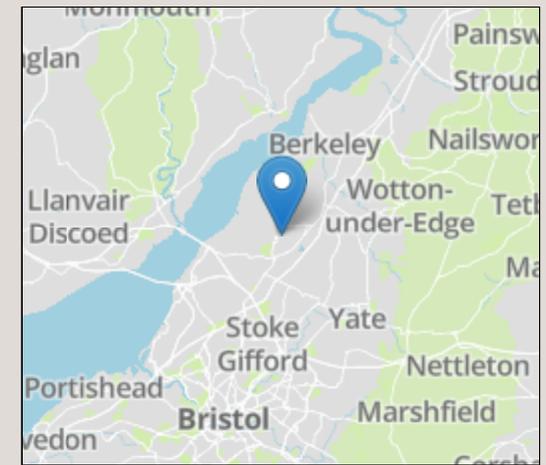
## Directions

From the centre of Thornbury take Gillingstool towards the A38. At the bottom of the slope take your first left into St David's Road. Take the fourth left into Woodleigh then first left into Maple Avenue. No.18 can be found on your right hand side.

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

**Tenure** - Freehold

**Contact & Viewing** - Email: [mil\\_thornburysales@milburys.co.uk](mailto:mil_thornburysales@milburys.co.uk) Tel: 01454 417336



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