

Milburys

SALES LETTING MANAGEMENT

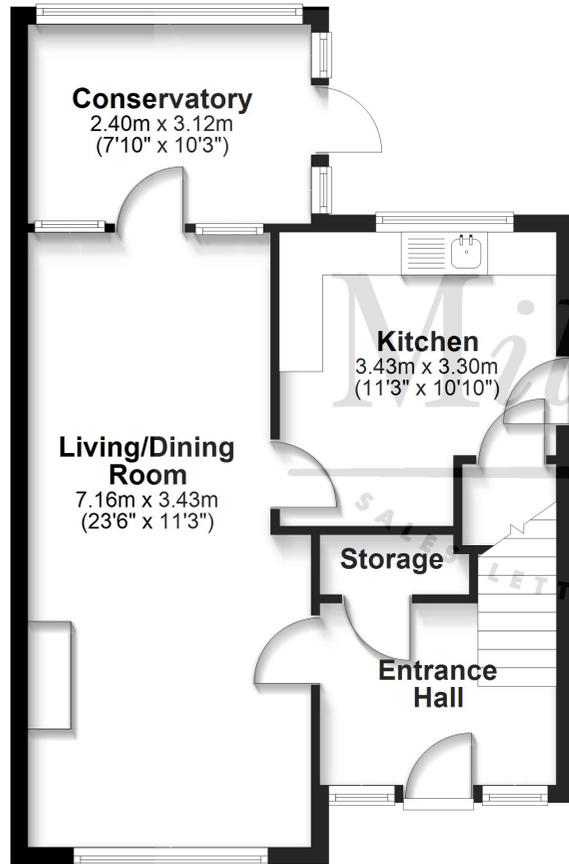


51 Gloucester Road, Thornbury, South Gloucestershire, BS35 1JG

£349,999

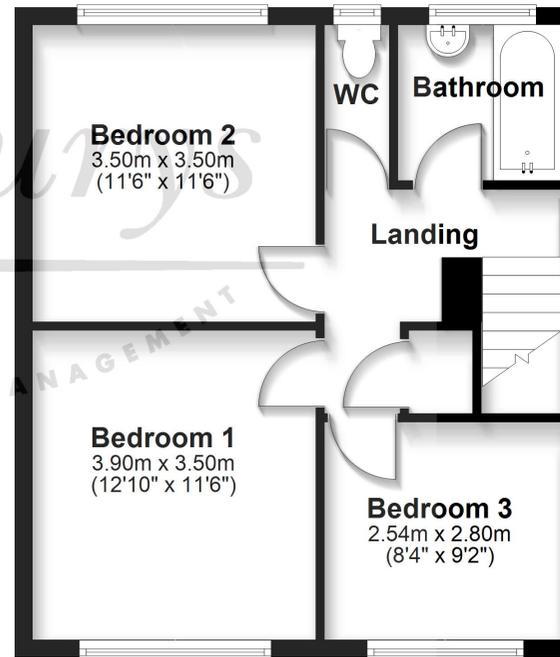
Ground Floor

Approx. 51.3 sq. metres (552.7 sq. feet)



First Floor

Approx. 46.6 sq. metres (501.1 sq. feet)



Total area: approx. 97.9 sq. metres (1053.8 sq. feet)

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



51 Gloucester Road, Thornbury, South Gloucestershire BS35 1JG

A home bursting with potential, in a fantastic location and ready and waiting for new owners to make it their own! With an easy level walk to Thornbury town centre and all its amenities plus local primary and secondary schools just a stone's throw away. Stepping through the porch into the large entrance hall, there is plenty of space for coats, shoes and even a handy storage cupboard. To the left an open plan living/dining room with feature stone fireplace and sliding doors into the conservatory, the perfect additional reception space to host family and friends! Completing the ground floor is the kitchen, fitted with plenty of storage units and space for the additional appliances plus a breakfast bar. Heading upstairs you can find three bedrooms, two doubles and a single. The bathroom has shower over bath and the convenience of a separate w/c. The property has an enclosed rear garden, laid mainly to lawn with space for a garden shed and a single garage. Further benefits include large driveway providing off street parking for multiple cars, gas central heating and double glazing. Call now to book your viewing!

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) which is situated close to Thornburys Tudor Castle, now a luxury hotel. The nearest independent school is Tockington Manor School.

Property Highlights, Accommodation & Services

- Bursting With Potential & In A Fantastic Location
- Within An Easy Walk to Thornbury Town Centre
- Large Entrance Hall With Handy Storage Cupboard
- Open Plan Living/Dining Area With Doors To The Conservatory
- Fitted Kitchen With Space For Additional Appliances
- Three Bedrooms - Two Double And One Single
- Bathroom With Shower Over Bath And Separate WC
- Enclosed Rear Garden, Single Garage And Off Street Parking
- Gas Central Heating And UPVC Double Glazing

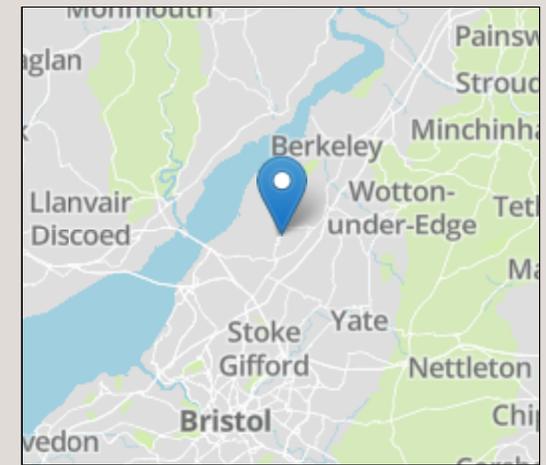
Directions

From the mini roundabout at the bottom of Thornbury High Street, bear left onto Gloucester Road. Follow the road along past Castle School Sixth Form, No. 51 can be found on your left hand side just past the turning into Eastland Road.

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

Tenure - Freehold

Contact & Viewing - Email: mil_thornburysales@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		
(55-68)	D	71	78
(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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