

Milburys

SALES LETTING MANAGEMENT



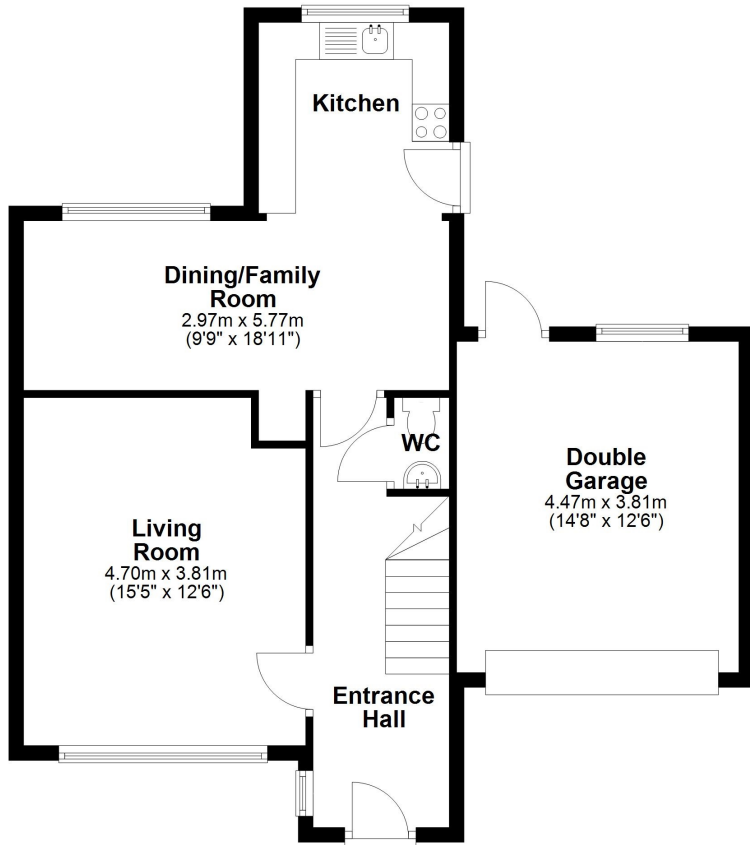
2 Springfield, Thornbury, South Gloucestershire, BS35 2EL

£395,000



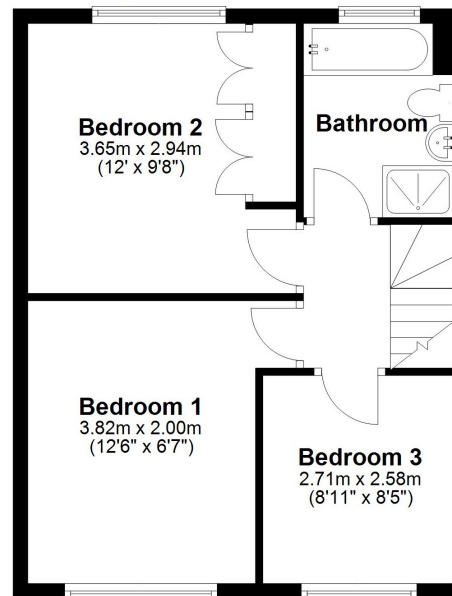
### Ground Floor

Approx. 67.1 sq. metres (721.7 sq. feet)



### First Floor

Approx. 43.7 sq. metres (470.2 sq. feet)



Total area: approx. 110.7 sq. metres (1191.9 sq. feet)

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



## 2 Springfield, Thornbury, South Gloucestershire BS35 2EL

Milburys proudly presents this wonderful, three-bedroom, semi-detached home located on a sought after corner plot in Springfield—a superb chance to acquire this delightful property. If convenient proximity to the local high street and schools is your priority, your search ends here! This family dwelling provides everything you need, starting with a neatly paved driveway with space for two cars and the bonus of a double garage to the front. The ground floor features a bright and spacious formal lounge, an inviting hallway, convenient W/C, and a recently installed, pristinely presented kitchen at the back. The extended kitchen/dining room creates the heart of the home, offering views of the pretty rear garden and providing plenty of space to host family and friends. The first floor comprises two double bedrooms, a single bedroom, and a family bathroom. The exterior boasts a sizeable, private garden, laid mainly to lawn and wrapping around the side of the property along with patio areas to enjoy alfresco dining. Additional advantages include gas central heating and double-glazed windows. Call now to arrange your viewing!

### 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

- Useful entrance hall with plenty of space for coats and shoes
- Bright and airy lounge
- Modern 'L' shaped kitchen/diner overlooking the garden
- Three bedrooms, two fantastic doubles and a perfectly proportioned third
- Modern bathroom with bath and separate shower
- Fantastic corner plot with wrap around garden
- Double garage and driveway, providing plenty of off-street parking
- Benefits include gas central heating and UPVC double glazing
- Sought after location, convenient for the local high street and schools

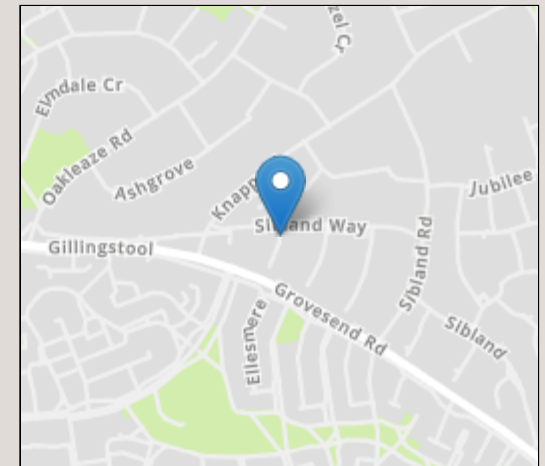
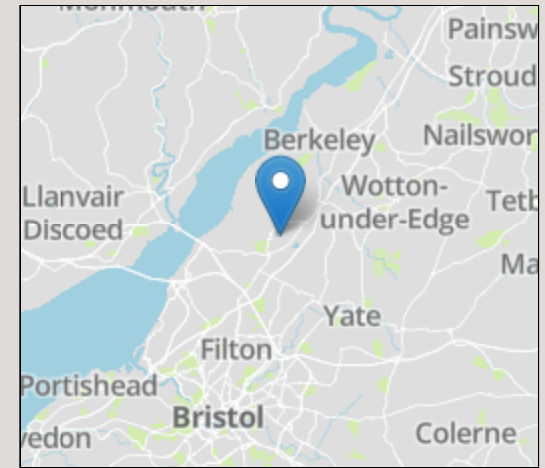
### Directions

Leaving Thornbury Opposite Aldi into Gillingstool, turn left into Knapp Road just beyond The Black Horse and First Right into Sibland Road. Springfield is the second turning on the left hand side and No8 can be found first on the right.

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

**Tenure** - Freehold

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



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