

The logo for Milburys, featuring the name in a white serif font on a dark blue background.

SALES LETTING MANAGEMENT

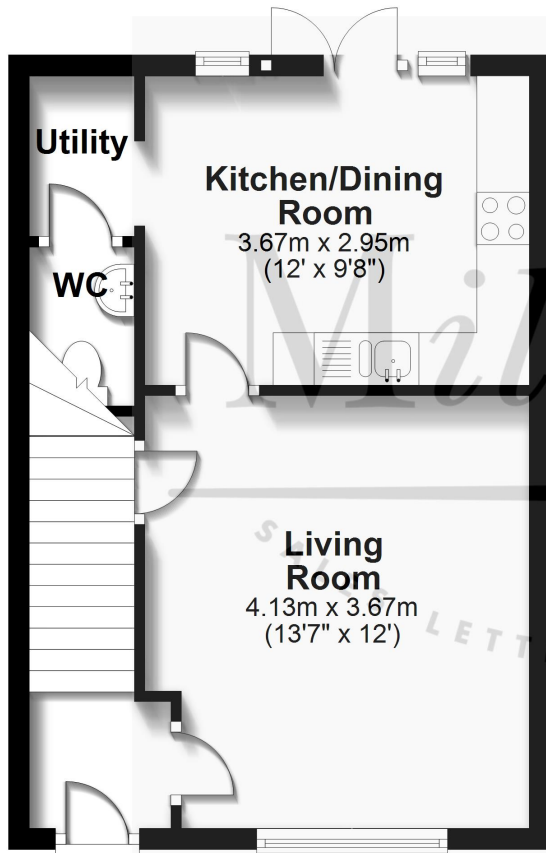


1 Otter Way, Thornbury, South Gloucestershire, BS35 1AE

£345,000

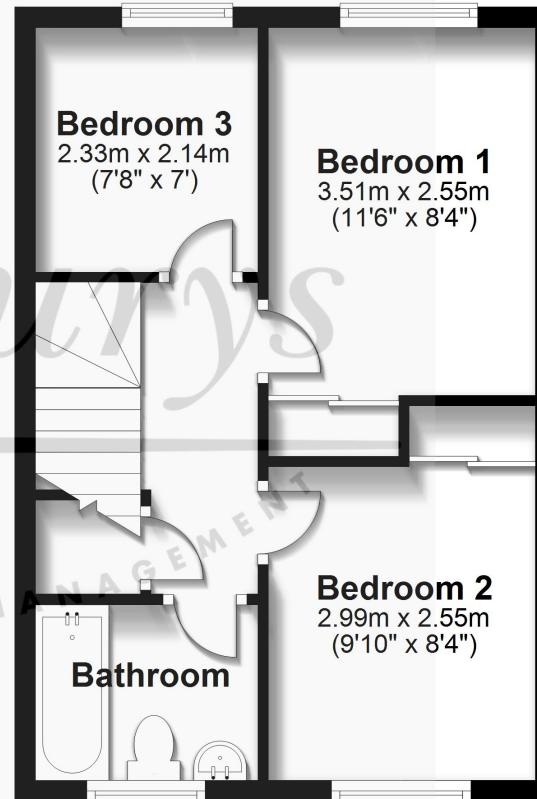
Ground Floor

Approx. 34.2 sq. metres (368.6 sq. feet)



First Floor

Approx. 32.7 sq. metres (352.3 sq. feet)



Total area: approx. 67.0 sq. metres (721.0 sq. feet)

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



1 Otter Way, Thornbury, South Gloucestershire BS35 1AE

What a gem! This immaculately presented property was completed 9 years ago by Bloor Homes and is set in a small cul-de-sac of similar style properties fronting to the green. The accommodation comprises entrance hall, lounge, smart fitted kitchen/dining room with integrated appliances, space for dining table and chairs and double-glazed French doors to the rear garden. There is a useful separate utility area and cloakroom. Upstairs are three bedrooms, two doubles with fitted wardrobes and a single, plus the family bathroom with shower. Outside is equally impressive with an enclosed south facing rear garden laid mainly to lawn, with direct private access to the single garage. Benefits include gas central heating, double-glazing and the remainder of an NHBC. Viewings are highly recommended!

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 High Street offers a wide variety of shops, cafes, pubs and restaurants. Other facilities include the leisure centre, golf course and library, plus 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) which is situated on the edge of open countryside close to Thornbury's Tudor Castle, now a luxury hotel.

Property Highlights, Accommodation & Services

- Immaculately Presented Modern Family Home
- Easy Access To Town Centre, Local Schools And The A38
- Entrance Hall , Lounge With Window To Front, Kitchen/Dining Room With Modern Fitted Kitchen Units, Integrated Appliances And Space For Table And Chairs
- Double-Glazed French Doors To Garden, Separate Utility Area, Cloakroom
- Three Bedrooms - Two Double, One Single, Family Bathroom With Shower Over Bath
- Enclosed South Facing Rear Garden Laid Mainly To Lawn, Private Access To Garage, Off-Street Parking
- Gas Central Heating, UPVC Double Glazing, Remainder Of An NHBC

Directions

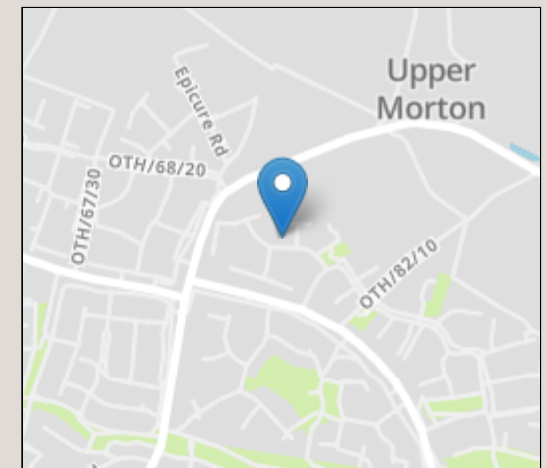
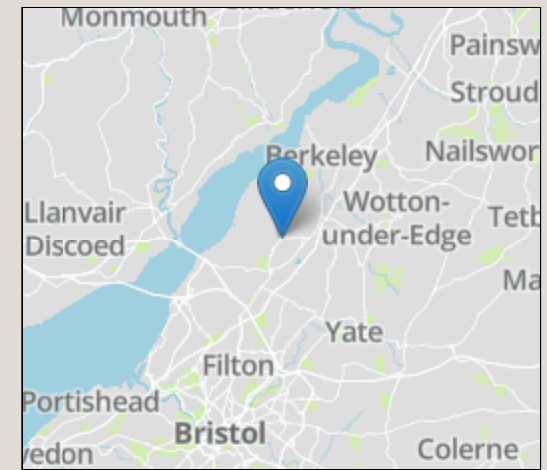
Travelling north on the A38 turn left at the Grovesend traffic lights towards Thornbury. At the roundabout take the third exit onto Morton Way. Continue down taking the last turning into Badger Road, then left into Otter Way. No.1 can be found on the left hand side.

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

Tenure - Freehold

Additional Information - Management Fees Apply

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B		
(69-80)	C	83	
(55-68)	D		
(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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