



Milburys
SALES LETTING MANAGEMENT

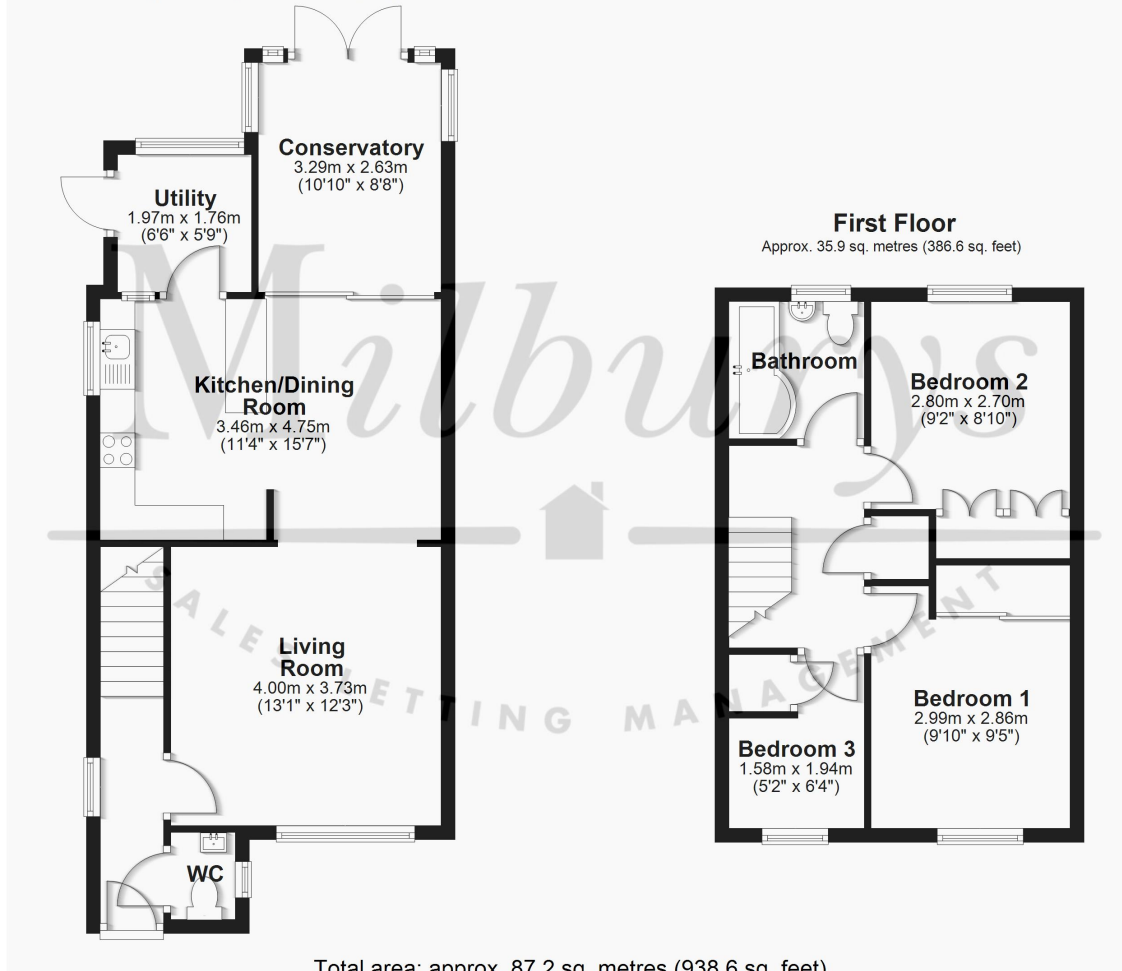


1 Armstrong Close, Thornbury, South Gloucestershire BS35 2PQ

£335,000

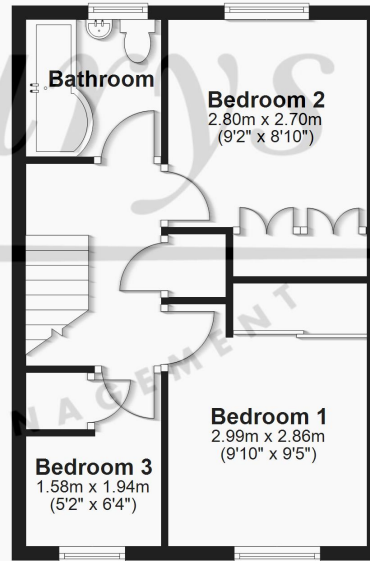
Ground Floor

Approx. 51.3 sq. metres (552.0 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.6 sq. feet)



Total area: approx. 87.2 sq. metres (938.6 sq. feet)

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



1 Armstrong Close, Thornbury, South Gloucestershire BS35 2PQ

A fantastic opportunity has arisen to acquire this immaculately presented, semi-detached property which is within easy reach of Thornbury High Street and all of the amenities the town has to offer. The property comprises, entrance hall with WC, sizeable living room which leads through to open plan kitchen/dining room with breakfast bar. The modern fitted kitchen comes with the benefit of all appliances included. The property has been extended to the rear to include a conservatory and handy utility room, also with appliances included, both with doors onto the enclosed low maintenance rear garden. Upstairs you can find three bedrooms, two doubles with fitted wardrobes and a single with storage cupboard. The family bathroom with shower over bath completes the first floor. Further benefits include a single garage with parking for one car, gas central heating and UPVC double glazing. 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.the.castleschool.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 Bedroom, Semi-Detached Home In A Great Location
- Short Stroll To Local Amenities And Countryside Walks From The Door
- Three Bedrooms, Two Doubles With Fitted Wardrobes, One Single, Family Bathroom
- Entrance Hall With Separate WC
- Sizeable Living Room Leading Through To Kitchen/Dining Room
- Additional Conservatory And Utility Room
- Garage And Off Street Parking
- UPVC Double Glazing And Gas Central Heating

Directions

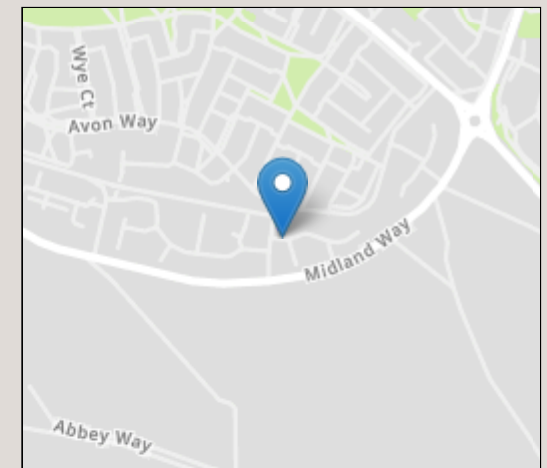
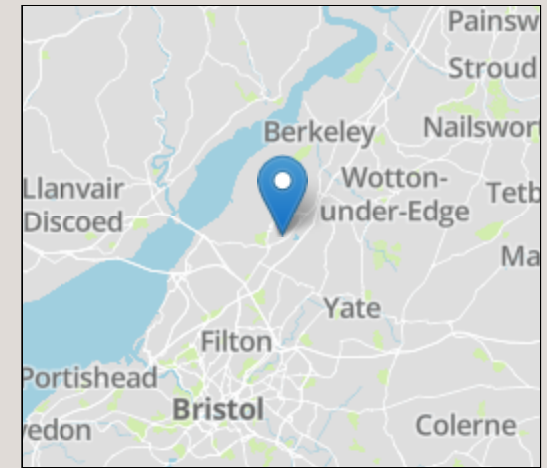
From Thornbury High Street, turn onto Midland Way and follow the road along. Take the second left turning into Link Road and then right right into Armstrong Close. No. 1 can be found immediately on your left hand side.

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

Tenure - Freehold

Additional Information -

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



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