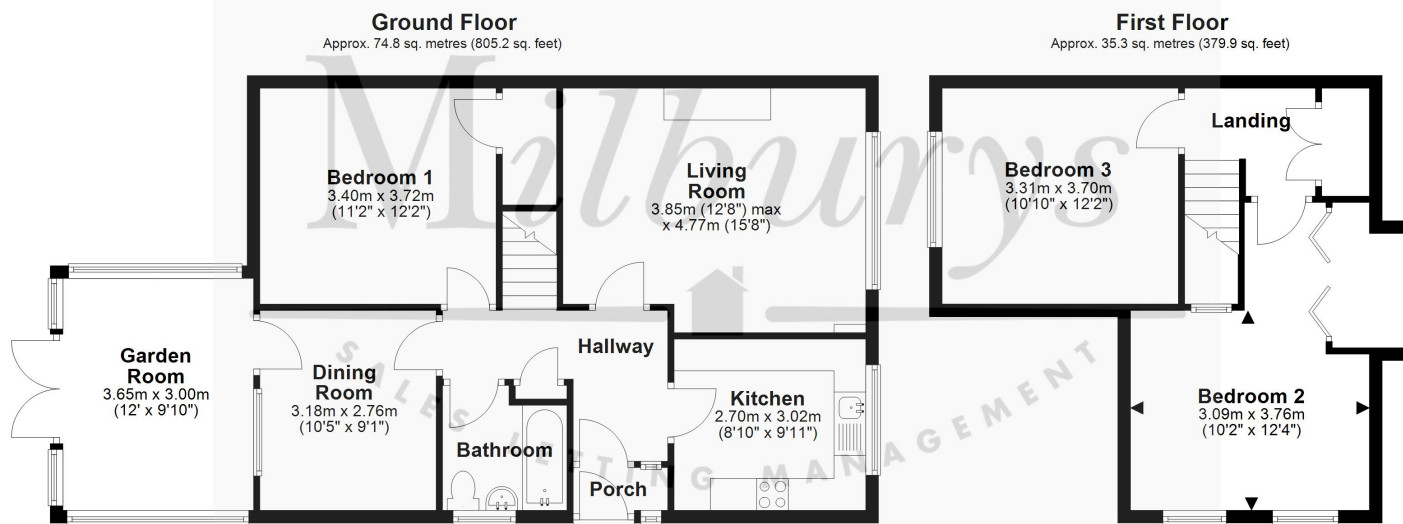




8 Stoney Stile Road, Alveston, Alveston, South Gloucestershire, BS35 3ND

£405,000



Total area: approx. 110.1 sq. metres (1185.1 sq. feet)

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



8 Stoney Stile Road, Alveston, Alveston, South Gloucestershire BS35 3ND

Offered with No Onward Chain, we are delighted to market this semi-detached chalet bungalow, a level walk to local shops in Greenhill Parade, primary and secondary schools, and an easy drive to Thornbury for more extensive amenities. The versatile accommodation is suitable for all age groups with scope to improve further if required. A welcoming entrance hall draws you in with a lounge straight ahead and kitchen to the side, both with aspects to the front allowing the light to flood in. The kitchen is fitted with a range of units plus an integrated oven, hob and extractor hood, the lounge has a feature fireplace and electric fire. There are three double bedrooms, bedroom one on the ground floor has a useful storage cupboard and aspect across the garden. Opposite is the smart family bathroom with a shower over the bath. In addition is a separate dining room with access to the double glazed conservatory with doors to the garden allowing the 'outside, in' on chillier days. Stairs lead up from the hallway to two double bedrooms, one with eaves storage and a range of fitted furniture plus there is the benefit of a large storage cupboard on the landing. Outside, a driveway for at least two cars gives access to the single garage. There is a side pedestrian gate to the rear garden where you will discover an easy to maintain and enclosed garden, well stocked with mature shrubs, plants and an extensive patio area. Double glazing and gas central heating completes all on offer at this very desirable property. Book your viewing today!

Situation

Alveston is a village north of Bristol, some 4.3 miles from the M4/M5 interchange at Almondsbury, 7.2 miles from Bristol Parkway Station and 10.5 miles from the City Centre. The Severn Bridge and the M48 (M4/South Wales) are 4.6 miles to the west - ideal for commuters. It boasts a secondary school, www.marwood.com and St. Helen's Primary School, plus a useful parade of shops - including an award-winning butcher, a post office, a public house and a hotel. The market town and local centre of Thornbury is 1.3 miles to the north.

Property Highlights, Accommodation & Services

- Neat And Tidy Semi-Detached Chalet Bungalow - Offered With No Onward Chain
- Level Walk To Local Shops In Greenhill Parade, Primary And Secondary School
- Single Garage and Off-Street Parking
- Lounge With Feature Fireplace, Separate Dining Room
- Fitted Kitchen With Integrated Oven, Hob And Cooker Hood
- Three Double Bedrooms, Bedroom One On The Ground Floor With Family Bathroom Opposite
- Double Glazed Conservatory With Double Doors To Garden
- Easy To Maintain Enclosed Rear Garden, Well Stocked With Shrubs And Plants And Extensive Patio
- Double Glazing And Gas Central Heating

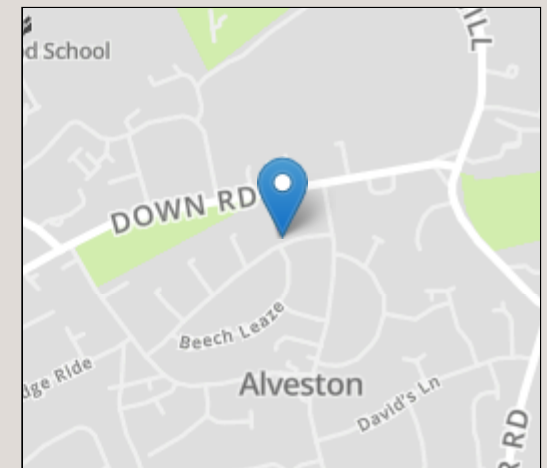
Directions

Travelling north into Alveston along the A38, turn left at the traffic lights just before the 'Hyundai' garage towards Thornbury. Take the next left into Down Road, opposite 'The Ship' hotel. Take the second left into Greenhill Road and immediately right into Stoney Stile Road. No 8 will be found on the right hand side.

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

Tenure - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	60	
(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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