

Milburys

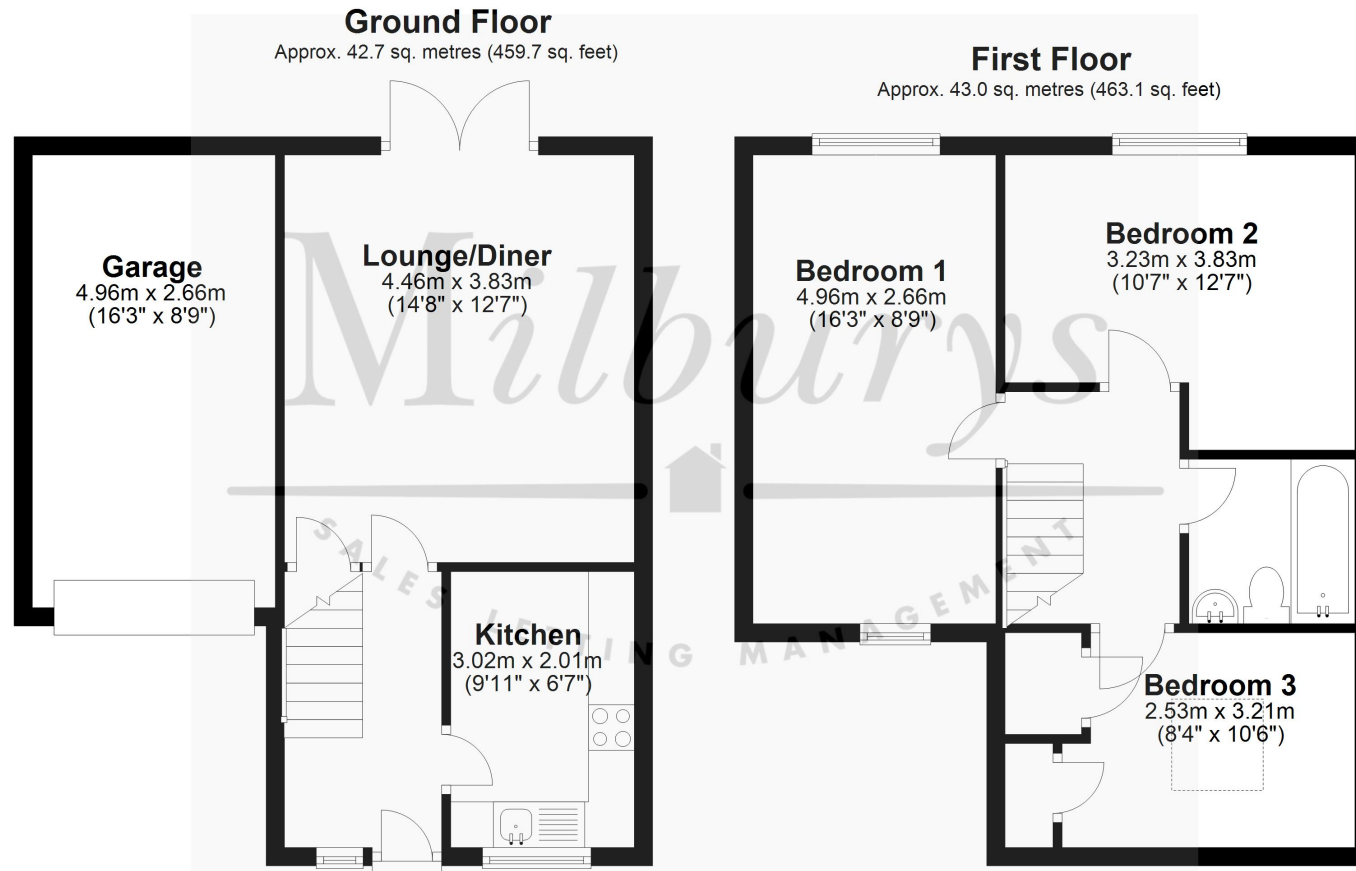
SALES LETTING MANAGEMENT



129 Park Road, Thornbury, South Gloucestershire, BS35 1FW

£220,000





Total area: approx. 85.7 sq. metres (922.8 sq. feet)

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

# 129 Park Road, Thornbury, South Gloucestershire BS35 1FW

CALLING ALL FIRST TIME BUYERS AND INVESTORS- AN AMAZING OPPORTUNITY AND PRICED FOR A QUICK SALE! A property full of potential, with three fantastic sized bedrooms and Thornbury's ever popular Streamside walk on your doorstep, certainly a first time buyer, downsizer or investor's perfect home. The accommodation is set over two floors, the downstairs with welcoming entrance hall through to a smart fitted kitchen and an open plan lounge/diner with access on to communal gardens at the rear. Upstairs is of particular note with three sizeable bedrooms with plenty of space for storage, not something you come across every day, as well as family bathroom with shower over. Benefits include gas central heating, UPVC double glazing and an attached garage with parking space to the front. With rambles on your doorstep, a well regarded local pub and convenience store a short stroll away, location will tick all the boxes. With no onward chain and ready to take on in new ownership and make your own, call today to arrange a 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 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.castle.gloucs.sch.uk](http://www.castle.gloucs.sch.uk)) which is situated on the edge of open countryside close to Thornbury's Tudor Castle, now a luxury hotel.

## Property Highlights, Accommodation & Services

- Modern Terraced Home Convenient For Thornbury Town Centre
- Complex of Similar Properties Sited On What Was An Old Mill
- Bus Stop Within Easy Walking Distance Plus Popular Streamside Walk
- Lounge With French Doors To communal Garden Area
- Recently Fitted Kitchen With Fitted Oven And Hob
- Three Bedrooms, Family Bathroom
- Single Garage Attached To The Property And Off-Street Parking For One Car
- Double Glazing And Gas Central Heating

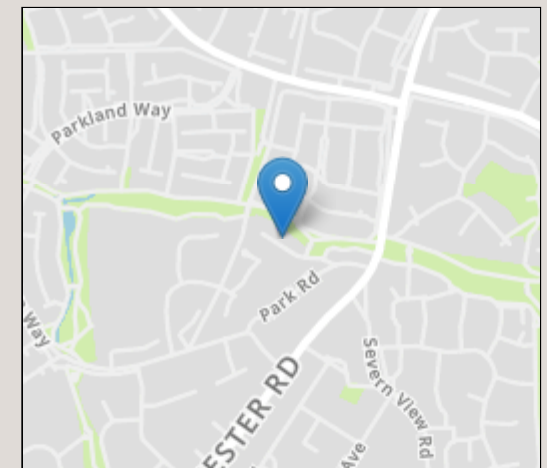
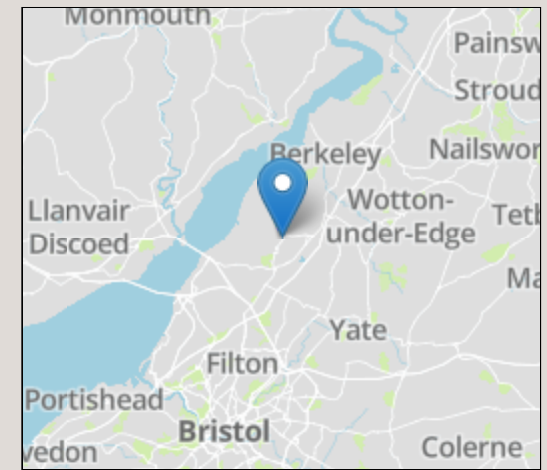
## Directions

As you approach the outskirts of Thornbury along Gloucester Road, you will see The Anchor Pub on the left hand side. Turn immediately left after the pub into Park Road. You will see the complex ahead. Proceed into the development and No 129 can be found on the right hand side, just before the archway.

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

**Tenure** - Leasehold (to be confirmed)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	73	
(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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