

Milburys
SALES LETTING MANAGEMENT



83 Swallow Park, Thornbury, South Gloucestershire, BS35 1LU

£440,000

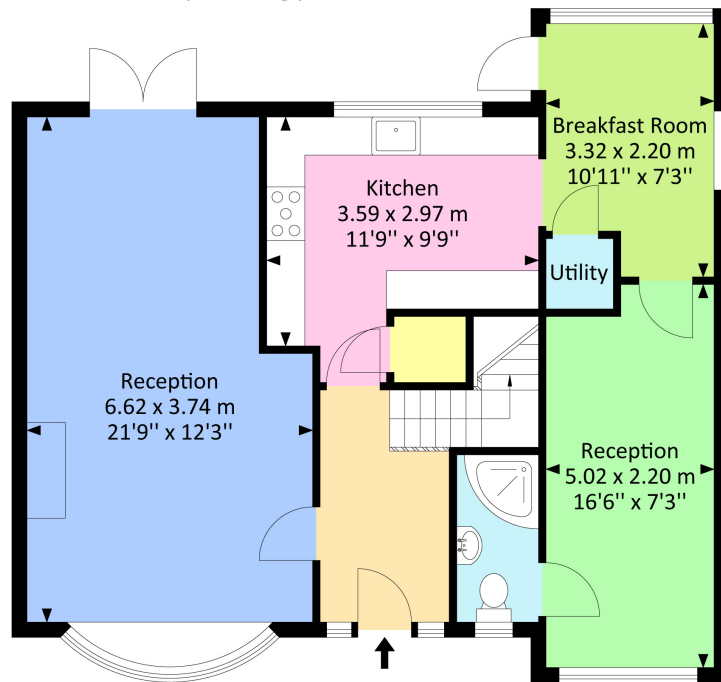
83 Swallow Park, Thornbury, South Gloucestershire, BS351LU

Internal Area (Approx)

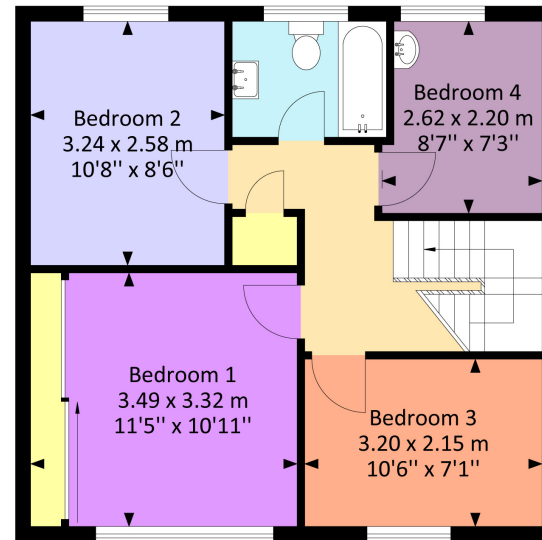
109.30 Sq.M / 1176.10 Sq.Ft

For identification only. Not to scale.

Produced by Energy Plus



Ground Floor



First Floor



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This fantastic-sized family home is bursting with potential and ready to welcome its next loving owner. Offering superb living space and four spacious bedrooms, this property has been meticulously cared for by its previous owner for over 30 years, ensuring it's in excellent condition. As you step through the front door, you are greeted by a spacious and inviting hallway. To the left, a large lounge awaits, featuring a cosy fireplace and patio doors that open onto the beautiful rear garden. The modern fitted kitchen and breakfast room seamlessly wrap around to the cleverly converted garage, now serving as an extra reception space or even a bedroom with a shower room. Upstairs, you'll find four well-appointed bedrooms, including a principal bedroom with built-in wardrobes. A conveniently located family bathroom completes the upper level. Further benefits include gas central heating, double glazing, off street parking and great sized flat rear garden. This property is being offered with NO ONWARD CHAIN! Don't miss out on this incredible opportunity—call now to arrange your viewing and make this home yours!

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) which is situated close to Thornbury's Tudor Castle, a luxury hotel.

Property Highlights, Accommodation & Services

- Four Bedroom Detached Family Home
- Close to Local Amenities and Schools
- Converted Garage Offering a further reception room/ bedroom with shower room
- Great Sized Lounge with Feature Fireplace!
- Fitted Kitchen/ Breakfast Room
- Downstairs Shower Room
- Four Bedrooms, Principal with Built in Storage, Family Bathroom
- Off Street Driveway Parking
- Double Glazing & Gas Central Heating
- One Owner From New!

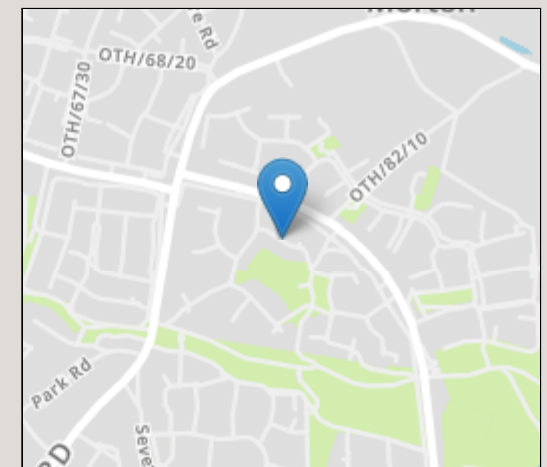
Directions

Travelling into Thornbury from the north, take the very first left into Morton Way and the next right into Swallow Park. Once you have turned in take the first left into a cul-de-sac. You will see No.83 on your right hand side.

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

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		85
(69-80)	C	69	
(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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