

Milburys

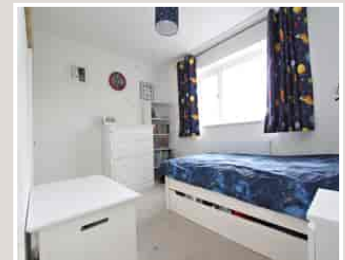
SALES LETTING MANAGEMENT



86 Gloucester Road, Rudgey, South Gloucestershire, BS35 3RS

£495,000

86 Gloucester Road, Rudgeway, South Gloucestershire, BS353RS
 Internal Area (Approx)
 149.0 Sq.M / 1604.10 Sq.Ft
 For identification only. Not to scale.
 Produced by Energy Plus



86 Gloucester Road, Rudgeway, South Gloucestershire BS35 3RS

Situated in Rudgeway, just off the Gloucester Road, Milburys are offering this superb family home with high quality accommodation, beautifully upgraded by the current owners! The generously appointed living space begins right from the front door and you will instantly appreciate your surroundings. The spacious hallway leads through to the main living quarters. To the right, the office/snug, with a feature fireplace and large window allowing light to flood in. The L-shaped lounge/diner could easily be divided into two, however is currently used as the family hub. With bi-fold doors and 'Velux' windows it really allows for inside/out living, perfect for families, as does the dining room - again with bi-fold doors and 'Velux' window, plus access through to the garage. The smart fitted kitchen is of a great size, centrally placed and benefiting from integrated appliances. Moving to the first floor, there are three double bedrooms, with bedroom three benefitting from a fitted wardrobe. The family bathroom comes complete with bath, plus a separate shower cubicle, vanity unit and heated towel rail. The loft space might be converted into a grand principle suite should you renew the previous planning consent (P19/8334/F). All of this is offered with an incredible rear garden, a large patio perfect for al-fresco dining, a lawn big enough for a children's football match and a decking area to relax on of an evening. Also worthy of a mention is the summer house which offers another perfect space to perhaps work from home. The property is finished off with great parking facilities and a garage. Further benefits include gas central heating and double-glazing. Book your tour today!

Situation

Rudgeway is on the A38 approximately 3.4 miles north of the M4/M5 interchange, ideal for commuting north, south, east or west - Parkway Station is approximately 6 miles to the south. Nearby schools include St Helens Primary School and Marlwood Secondary School, both in the nearby village of Alveston. The local centre of Thornbury lies 2.5 miles to the north, where there is a variety of shops and a leisure centre. The Mall at Cribbs Causeway is just one junction further south along the M5.

Property Highlights, Accommodation & Services

- Extended Three Bedroom Semi Detached Property
- Incredibly Versatile Family Living Space
- Three Reception Rooms Plus Office/Snug
- Smart Fitted Kitchen With Integrated Appliances
- Three Double Bedrooms
- Family Bathroom With Separate Shower Cubicle, Vanity And Towel Rail
- Cloakroom
- Large Enclosed Rear Garden With Patio, Decking Area & Summer House
- Garage With Electric Roller Door, Parking For Several Cars And EV Charger
- Planning History (Lapsed - P19/8344/F) For Principle Suite In Loft Space

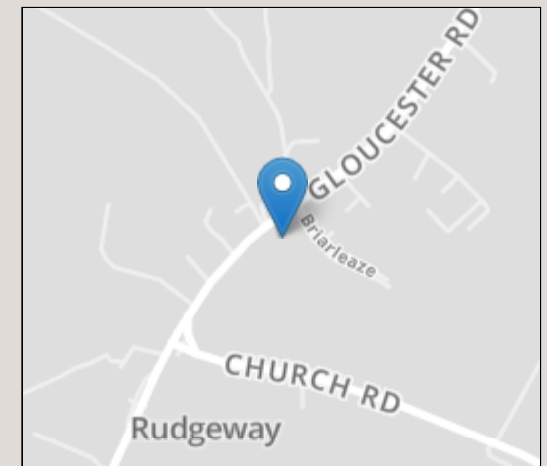
Directions

From J16 of the M5 take the A38 north. Drive out through Almondsbury, over the M4 bridge, along the 'mile straight' and on into Rudgeway. After passing through the traffic lights, No.86 is the 4th property on the right-hand side, just before the Mason's Arms.

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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	69
		81	

IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at www.milburys.co.uk



