

Milburys

SALES LETTING MANAGEMENT



3 St. John Street, Thornbury, South Gloucestershire, BS35 2AU

Guide £299,950



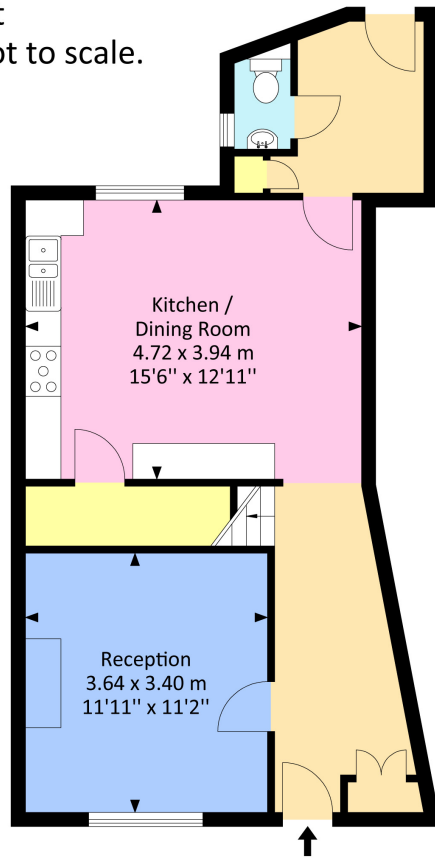
3 St John Street, Thornbury, Bristol, BS352AU

Internal Area (Approx)

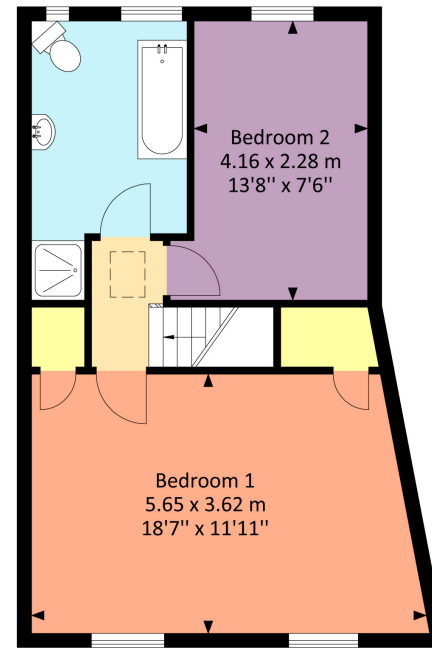
91.70 Sq.M / 987.30 Sq.Ft

For identification only. Not to scale.

Produced by Energy Plus



Ground Floor



First Floor



# 3 St. John Street, Thornbury, South Gloucestershire BS35 2AU

A real 'oasis' close to the heart of 'old' Thornbury, tucked away along a no-through road with the rare benefit of off-street parking - and all just a short level walk from the bottom of the High Street with all its shops, cafes and restaurants. Once inside the front door you step into a wide hallway (with ample space to perhaps park a bicycle or two) that leads past the lounge to a lovely open-plan fitted kitchen/dining room with plenty of space for entertaining family and friends. This, in turn, leads through the rear utility room, past the cloakroom/WC, to the pretty 'courtyard' garden behind. At the end of the garden is a useful storage shed - the off-street parking space for two cars is around the corner from the far end of St. John Street, just inside Sawmill Lane. The principal bedroom is stunning, 18'7" (5.65m) long, with twin front-facing windows, built-in wardrobes and a high vaulted ceiling with exposed beams. A smaller second bedroom over looks the rear. The bathroom comes complete with a 'slipper' bath, perfect for a relaxing soak and a separate shower cubicle. In our opinion a real gem of a find and in such a convenient location - come and take a look around!

## 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](http://www.thecastleschool.org.uk)) which is situated close to Thornbury's Tudor Castle, a luxury hotel.

## Property Highlights, Accommodation & Services

- Character Thornbury Home
- Central Location, With Parking For Two Cars!
- Convenient For Country Walks
- Convenient For High Street Shops And Amenities
- Period Features, Exposed Beams
- Stunning Principal Bedroom With Vaulted Ceiling
- 'Slipper' Bath And Separate Shower Cubicle
- Lounge With Period Fireplace
- Fitted Kitchen/Dining Room, Utility Room, Cloakroom
- Gas Central Heating, Part Double-Glazing

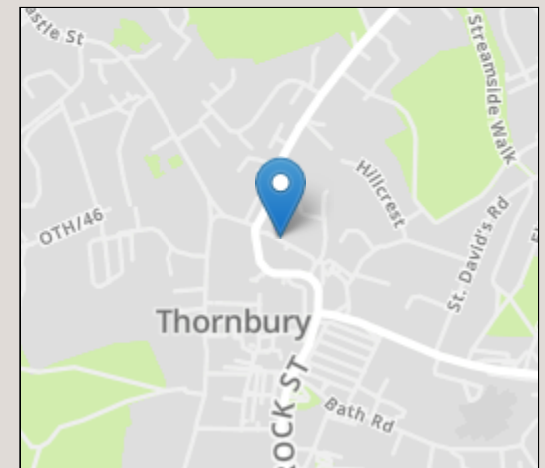
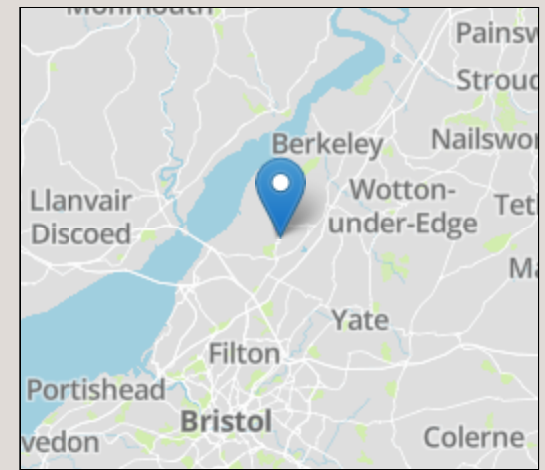
## Directions

At the bottom Thornbury High Street, bear right towards the mini roundabout and you will see St. John Street facing you on the opposite side of the zebra crossing.

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

**Tenure** - Freehold

**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		
(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	81

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