

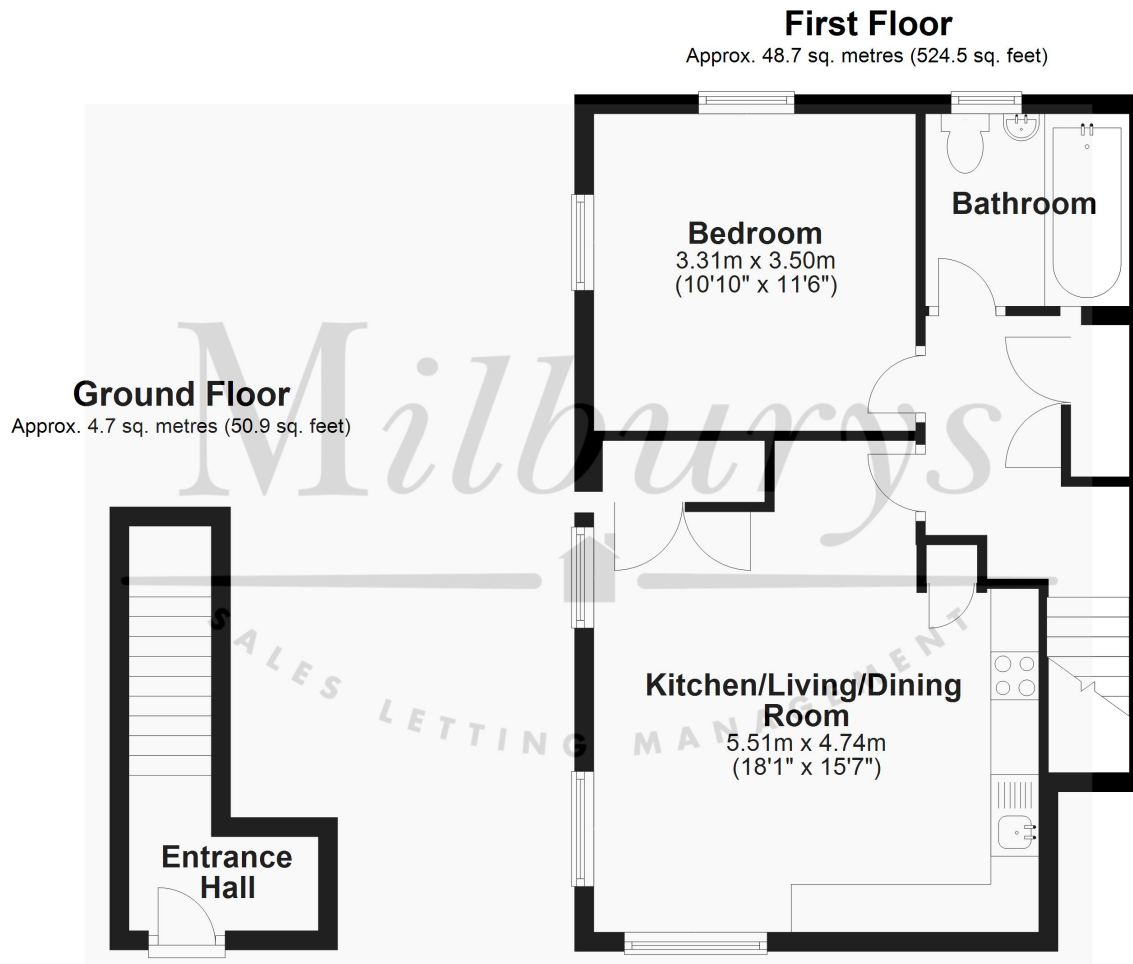


Milburys  
SALES LETTING MANAGEMENT



156 Barley Fields, Thornbury, Bristol, Gloucestershire, BS35 1AQ

£210,000



**Total area: approx. 53.5 sq. metres (575.4 sq. feet)**

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



# 156 Barley Fields, Thornbury, Bristol, Gloucestershire BS35 1AQ

This attractive first floor apartment is an ideal starter home or investment opportunity. Situated in a corner plot within a popular new build development off Butt Lane, the property boasts a spacious hallway perfect for storage and a modern fitted open plan kitchen/lounge/dining room with dual aspect windows offering serene views of open green spaces. Additionally, it features a good-sized bedroom with storage, bathroom, gas central heating, double glazing, off-street parking, and 7 years remaining on the NHBC. For those seeking a low-maintenance home, with countryside rambles from the threshold taking you along to Thornbury's well known historic castle or even further afield to Oldbury, the perfect property for dogwalkers or countryside enthusiasts alike, then this property is for you! Call now to arrange your 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 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

- First Floor Apartment in Immaculate Condition
- Modern Fitted Open Plan Kitchen/ Lounge/ Dining Room
- Modern Bathroom
- Gas Central Heating And Double Glazing
- Off Street Parking
- 7 Years Remaining Of An NHBC Warranty
- Views Across Open Countryside
- Walks From The Threshold
- A Great First Time Buyers Home or Investment Opportunity

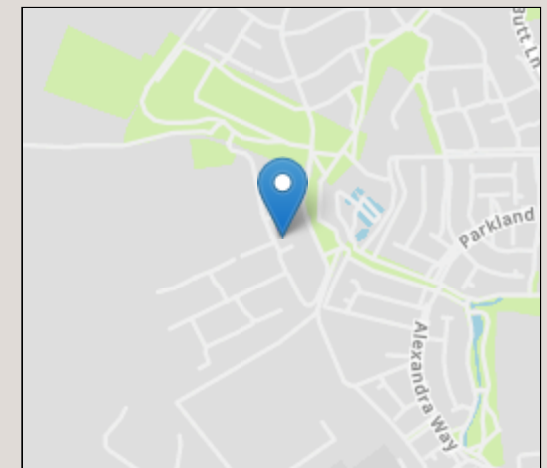
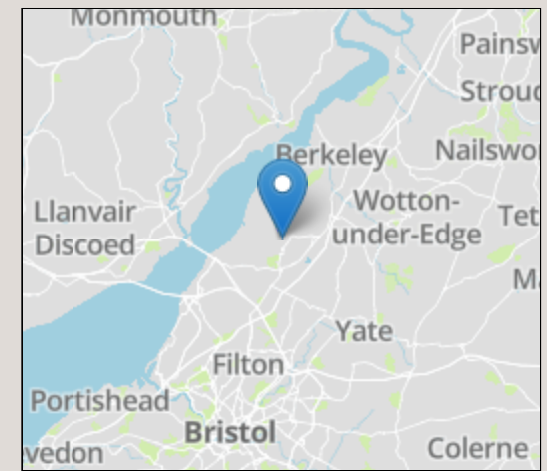
## Directions

Heading north down The Old Gloucester Road out of Thornbury, take the left into Butt Lane then the forth left into Barley Fields. Stay on this road continuing over the bridge, no 156 can be found in the corner after the right hand bend.

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

**Tenure** - Leasehold

**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	83	83
(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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