

The logo for Milburys, featuring the name in a white serif font on a dark blue background.

SALES LETTING MANAGEMENT

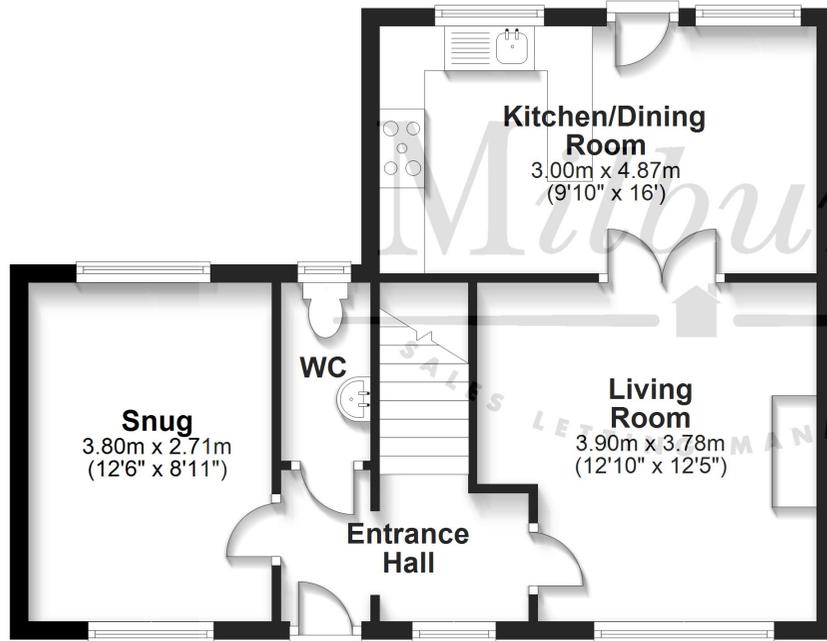


3 Maple Avenue, Thornbury, South Gloucestershire BS35 2JW

£365,000

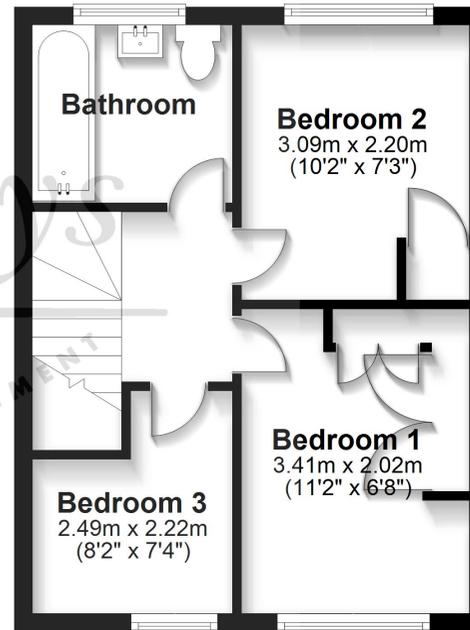
Ground Floor

Approx. 49.6 sq. metres (534.0 sq. feet)



First Floor

Approx. 31.5 sq. metres (339.4 sq. feet)



Total area: approx. 81.1 sq. metres (873.4 sq. feet)

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



3 Maple Avenue, Thornbury, South Gloucestershire BS35 2JW

A superb semi-detached family home which has been extended and being sold with no onward chain! Situated in a quiet tucked away position on a much loved road within Thornbury. Just a short stroll to the town centre, local primary/secondary schools and streamside dog walks are aplenty. The beautiful interiors and high standard of finish means this property is ready to move straight in! Entering through the front door into the large welcoming hallway... The ground floor comprises, spacious lounge with hardwood floors leading through to the beautiful 'shaker' smart fitted kitchen/diner with integrated appliances and gas hob, a dual aspect second reception which could also be used as a study/playroom. The cloakroom completes the ground floor. To the first floor, three bedrooms - two double and one single - The principal bedroom offers fantastic fitted wardrobes. The family bathroom is modern in design and has shower over bath. Externally, to the rear, a private enclosed corner plot garden with a fabulous raised patio perfect for alfresco dining and large storage shed to secure your tools away. To the front, a paved and gravel driveway for multiple vehicles, plus extra parking to the side. Please call today 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 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.thecastleschool.org.uk) which is situated on the edge of open countryside close to Thornbury's Tudor Castle, now a luxury hotel.

Property Highlights, Accommodation & Services

- An Extended Three/Four Bedroom Property Situated On A Much Loved Street Within Thornbury
- Beautifully Presented Throughout And Finished To A High Standard
- Smart Fitted Kitchen/Diner With Integrated Appliances
- Dual Aspect Second Reception/Study
- Modern Fitted Bathroom Beautifully Presented With Shower Over Bath
- Principal Bedroom With Fitted Wardrobes
- Corner Plot Rear Garden With Patio, Lawn And Large Shed
- Cloakroom
- Generous Off Street Parking
- NO CHAIN!!

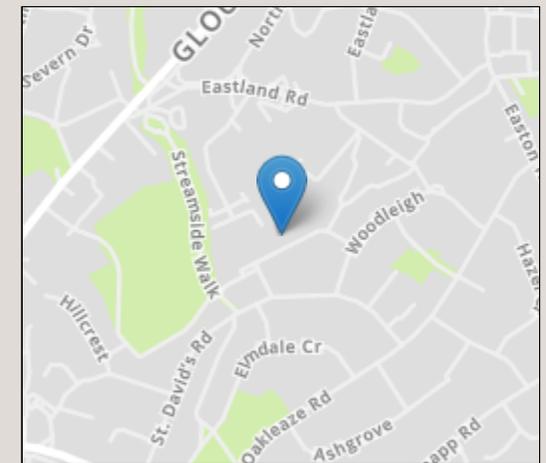
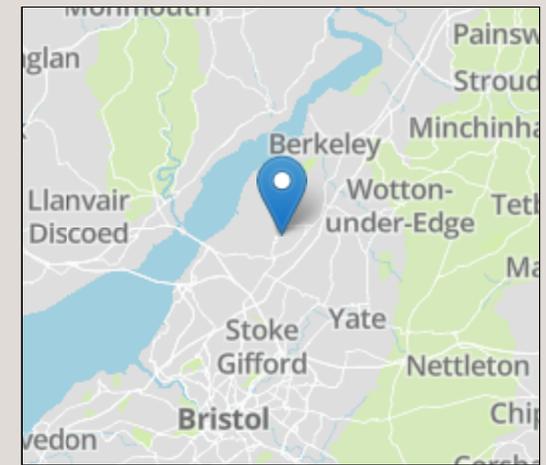
Directions

From the centre of Thornbury take Gillingstool towards the A38. At the bottom of the slope take your first left into St David's Road. Take the fourth left into Woodleigh then first left into Maple Avenue. No.3 can be found just after the bend on your left.

Local Authority & Council Tax -

Tenure - Freehold

Contact & Viewing - Email: mil_thornburysales@milburys.co.uk Tel: 01454 417336



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