

Milburys

SALES LETTING MANAGEMENT

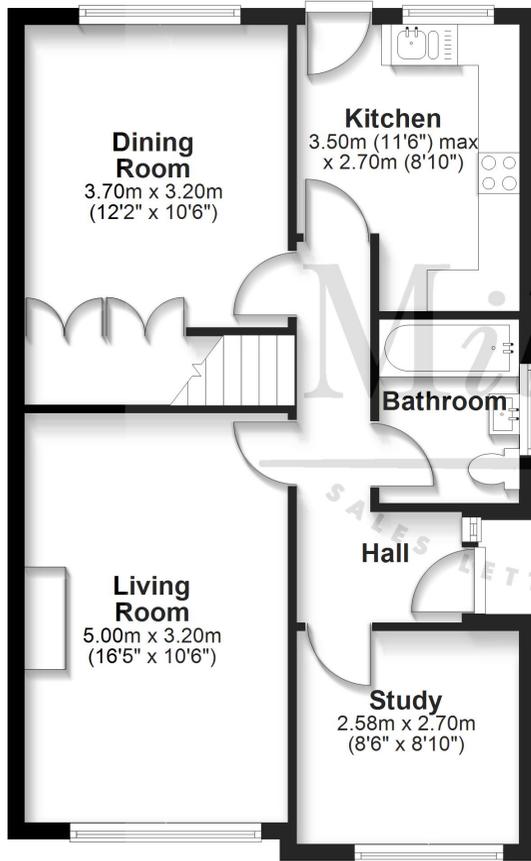


23 Homefield, Thornbury, South Gloucestershire, BS35 2EW

£375,000

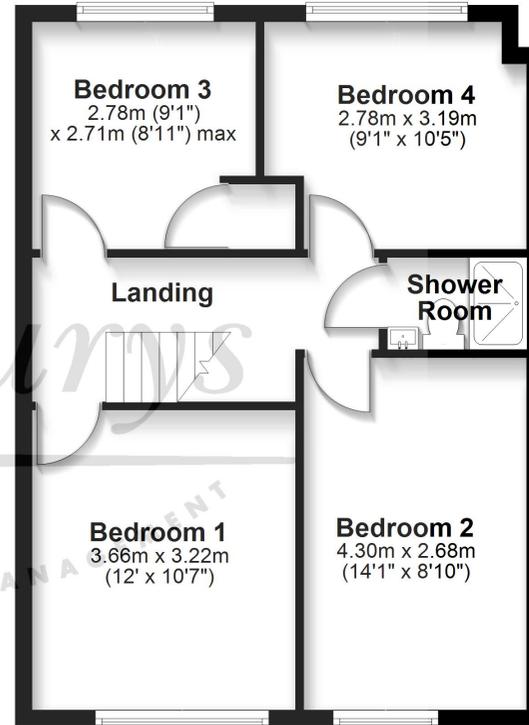
Ground Floor

Approx. 58.0 sq. metres (624.7 sq. feet)



First Floor

Approx. 50.3 sq. metres (541.6 sq. feet)



Total area: approx. 108.3 sq. metres (1166.2 sq. feet)

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



23 Homefield, Thornbury, South Gloucestershire BS35 2EW

Don't miss out on this beautifully presented family home! This modern semi-detached chalet bungalow enjoys a desirable cul-de-sac setting convenient for local primary and junior schools. It has four generous bedrooms, plus separate bath and shower rooms, each with a WC. Living space is fantastic with three separate receptions – living room, dining room (with understairs storage) and study/home office/playroom. Finishing things off downstairs there is a smart fitted kitchen with a door to the garden. Moving outside there is an enclosed rear garden with patio, off-street parking to the front and a single garage to the side. Practical benefits include Upvc double-glazing and gas central heating. And if you are hoping for a quick move, there is NO ONWARD CHAIN!

Situation

Thornbury is a thriving market town surrounded by beautiful open countryside, situated 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 and historic High Street offers a wide variety of shops, cafes, pubs and restaurants. 'The Mall' at Cribbs Causeway is a short drive to the south, for those looking for a wider range of High Street brands. Local facilities and amenities include the leisure centre and swimming pool, the golf course, the library, plus open community spaces, parks and sports grounds/clubs – including tennis, cricket, rugby and football. The town is blessed with a number of primary and junior schools, plus The Castle secondary school (www.the.castleschool.org.uk) which is situated close to Thornbury's Tudor Castle, now a luxury hotel. The nearest independent school is Tockington Manor School.

Property Highlights, Accommodation & Services

- Beautifully Presented Family Home
- Semi-Detached Chalet Bungalow
- Desirable Cul-De-Sac Setting
- Convenient Local Primary/Junior Schools
- Four Generous Bedrooms
- Separate Bath And Shower Rooms
- Three Receptions – Living Room, Dining Room, Study/Playroom
- Smart Fitted Kitchen
- Enclosed Garden, Off-Street Parking, Single Garage
- Upvc Double-Glazing, Gas Central Heating

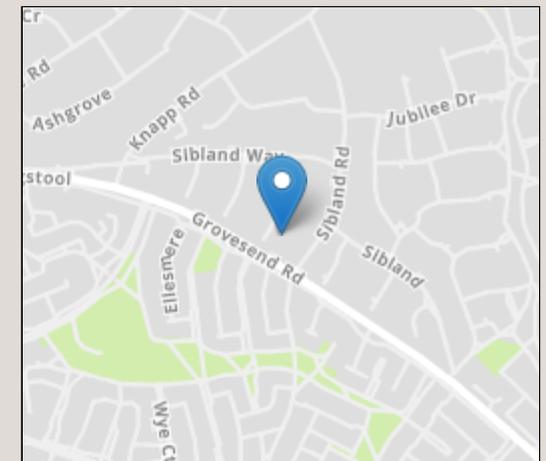
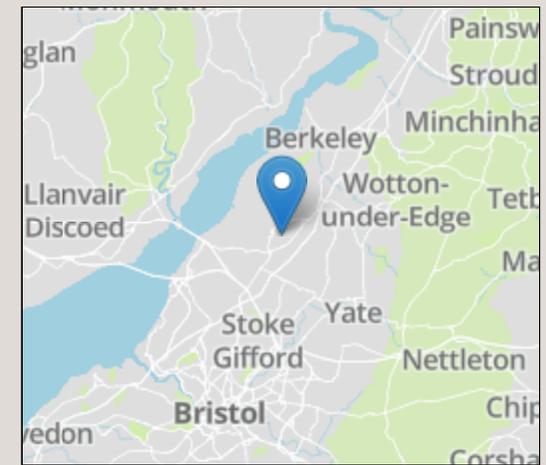
Directions

Travelling into Thornbury from the traffic lights at Grovesend, go straight on at the roundabout then take the second right into Sibland Road. Next left into Sibland way, left again into Homefield and No.23 is towards the end of the cul-de-sac on the left hand side.

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

Tenure - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	71	
(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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