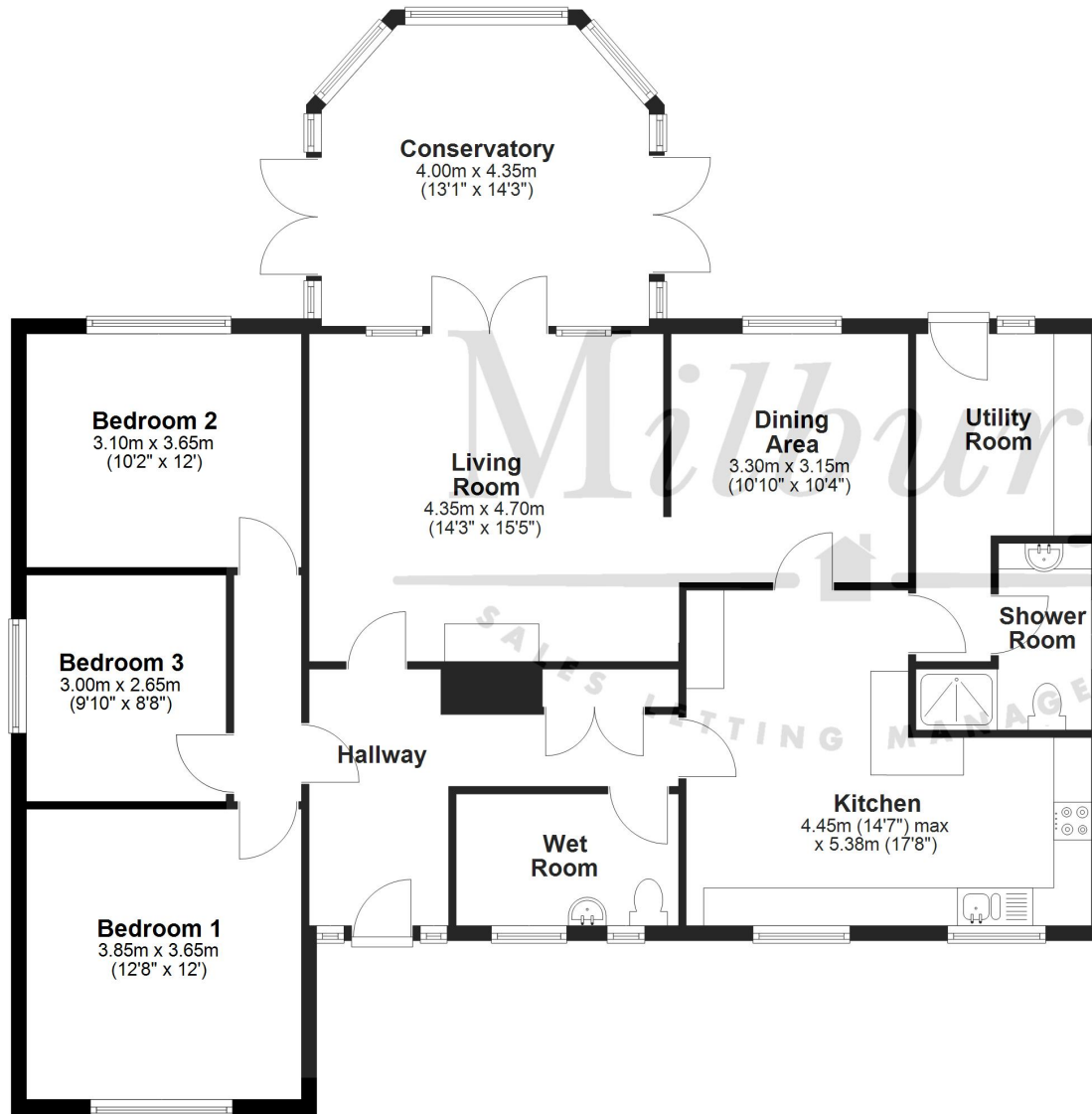




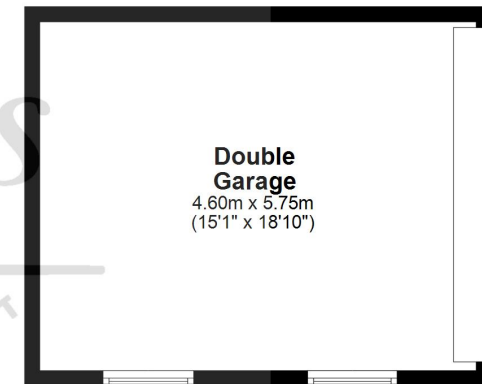
Ground Floor

Approx. 135.0 sq. metres (1453.2 sq. feet)



First Floor

Approx. 26.4 sq. metres (284.6 sq. feet)



Total area: approx. 161.4 sq. metres (1737.8 sq. feet)

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

62 Park Road, Thornbury, South Gloucestershire BS35 1HS

A charming, three bedroom, detached bungalow with exceptional potential in a convenient 'Castle-side' location, set in circa 0.32 acre plot. This spacious property offers a fantastic opportunity for those looking to create their dream home, a retirement or upsizing project perhaps, bursting with potential to transform into a stunning residence tailored to your personal taste. The accommodation includes three bedrooms, a generous reception room with ample space for both living and dining suites, bright and airy kitchen/breakfast room, practical shower room and a delightful conservatory that overlooks the expansive rear garden. Each room benefits from excellent proportions, providing a flexible layout for modern family living. Set on a substantial elevated plot, the bungalow boasts a truly beautiful garden, perfect for gardening enthusiast or those seeking a peaceful outdoor retreat, offering a tranquil haven with mature planting and plenty of space for outdoor living. The private entrance offers ample off-road parking, leading to a double garage, ideal for storage or potential conversion (subject to necessary planning constraints). Located in a highly desirable area, a short stroll to primary and secondary schools, Thornbury's Tudor Castle and the High Street with all required amenities, this property combines privacy, space and a rare opportunity to modernise and add value. A must see, early viewing is highly recommended!

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 pedestrianised 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 close to Thornbury's Tudor Castle, a luxury hotel.

Property Highlights, Accommodation & Services

- Spacious, Three Bedroom Detached Bungalow In A Desirable Location
- Fantastic Plot Circa 0.32 Acres
- Beautiful, Expansive Rear Garden- Perfect For Outdoor Living
- Generous Reception Room, Ideal For Entertaining And Family Living
- Large Kitchen/Breakfast Room With Scope For Modernisation
- Bright Conservatory Overlooking The Stunning Rear Garden
- Practical Shower Room
- Private Entrance And Off-Street Parking
- Detached Double Garage
- Huge Potential To Add Value And Personalise To Your Taste, Perhaps Expanding Upwards Into The Roof Space (Subject To Consents)

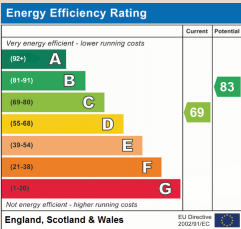
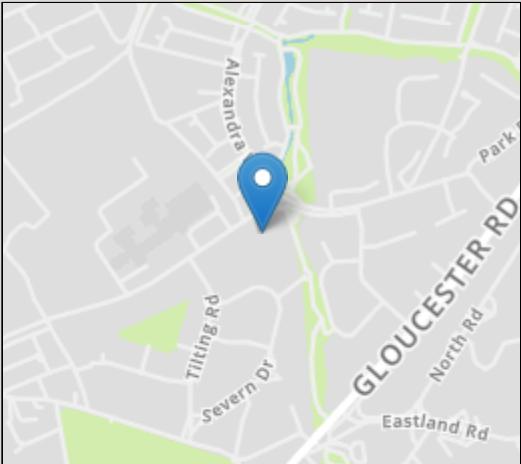
Directions

From the High Street in Thornbury continue along Castle Street towards the Church. Follow the road round which becomes Park Road. Pass The Castle School on the left hand side and the entrance to No 62 will be found a short distance further on the right hand side.

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

Tenure - Freehold

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



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