

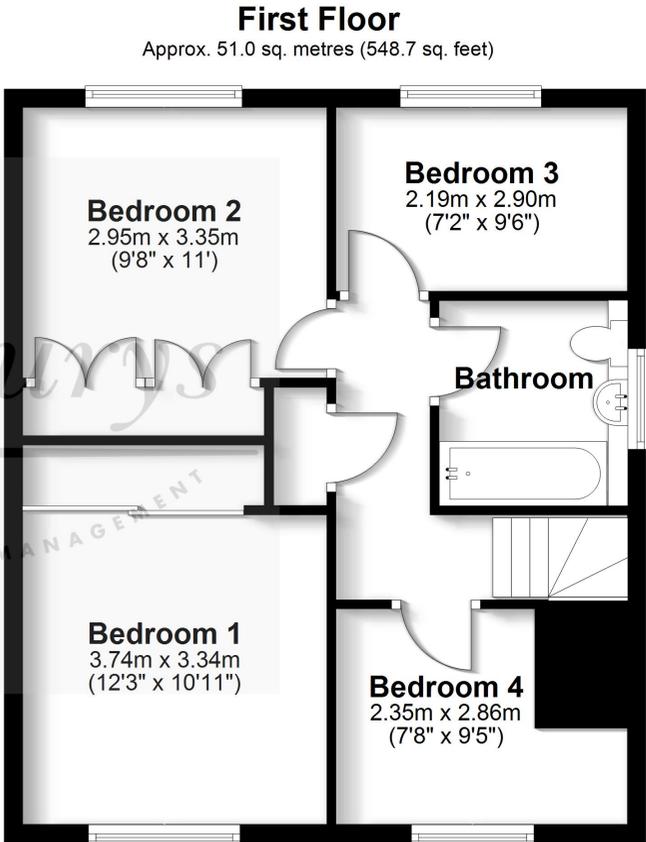
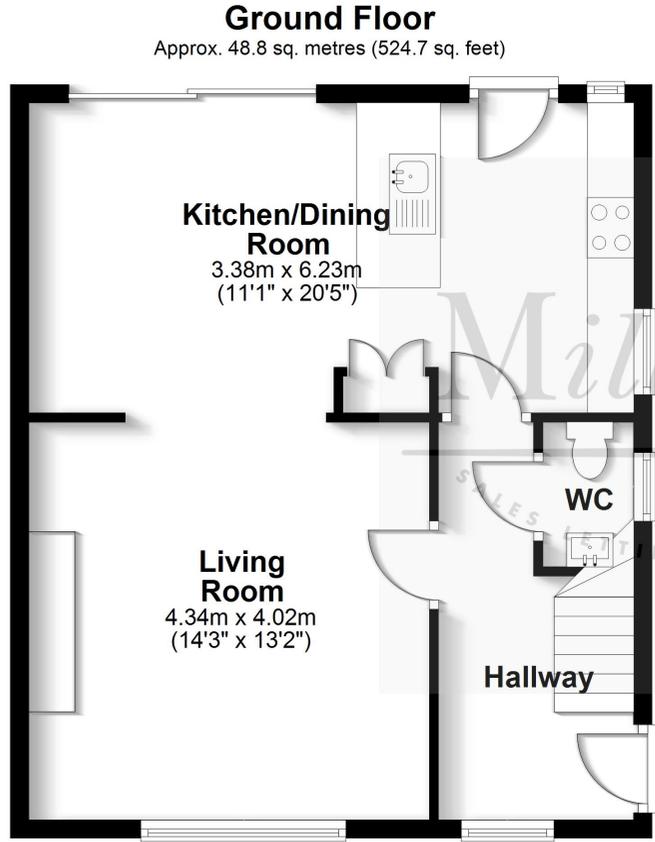
The logo for Milburys, featuring the name in a white serif font on a dark blue background.

SALES LETTING MANAGEMENT



19 Manor Walk, Thornbury, South Gloucestershire BS35 1SW

£415,000



Total area: approx. 99.7 sq. metres (1073.5 sq. feet)

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



19 Manor Walk, Thornbury, South Gloucestershire BS35 1SW

We are always delighted to offer a property "Castle Side" of Thornbury and it doesn't get much better than this beautifully presented four bedroom detached family home! Starting with the spacious hallway, leading to the open plan living space incorporating a modern "shaker" style fitted kitchen, dining area big enough for a large dining suite with patio doors providing a rear outlook onto the enclosed garden and a bright and airy lounge with feature brick chimney breast. Moving to the first floor, four fantastic bedrooms of which three have fitted wardrobes. The modern family bathroom includes shower over bath and vanity. Outside has equal amounts to offer, with a garden laid to lawn with patio and pizza oven, perfect for summer entertaining. The garage and double parking finish off the property perfectly. Further benefits include gas central heating and double glazing. Book your viewing today.

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) which is situated close to Thornbury's Tudor Castle, a luxury hotel.

Property Highlights, Accommodation & Services

- Immaculately Presented Detached Four Bedroom Family Home
- Bright And Airy Open Plan Living Space
- Modern Fitted Kitchen/Diner With Large Patio Doors To The Rear
- Four Bedrooms (Three With Fitted Wardrobes)
- Modern Family Bathroom With Shower Over Bath And Vanity
- Cloakroom
- Rear Garden With Patio And Pizza Oven
- Garage And Parking For Two Cars
- Castle Side Of Thornbury Within An Easy Walk To The High Street, Local Schools And Popular Streamside Walk

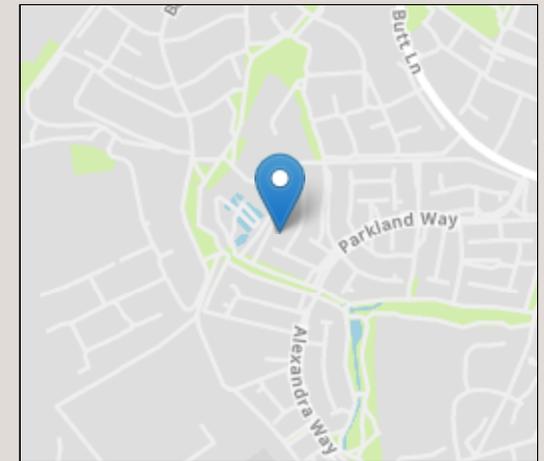
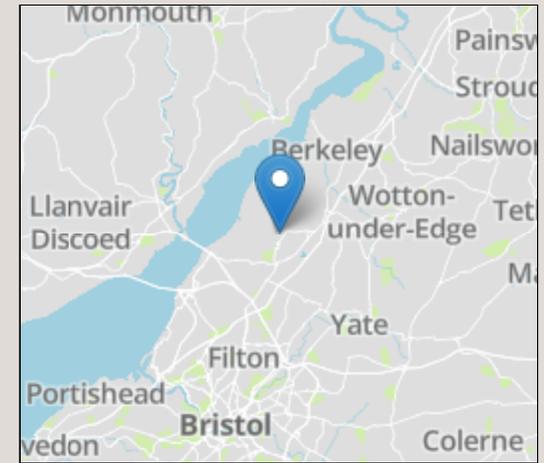
Directions

From the centre of Thornbury turn north onto the Gloucester Road from the mini roundabout at the bottom of the High Street. Just as Thornbury ends, turn left into Butt Lane, then take the second left into Parkland Way. Follow the road round taking the last turning on your right, then the first right, No.19 can be found on your left.

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

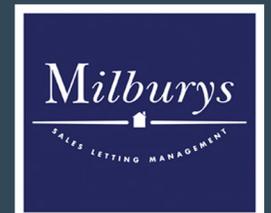
Tenure - Freehold

Contact & Viewing - Email: 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		80
(55-68)	D	56	
(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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