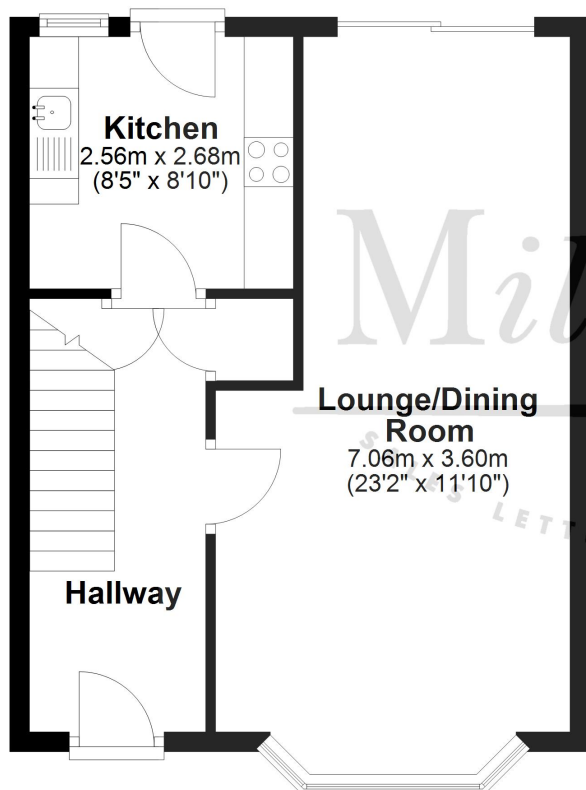




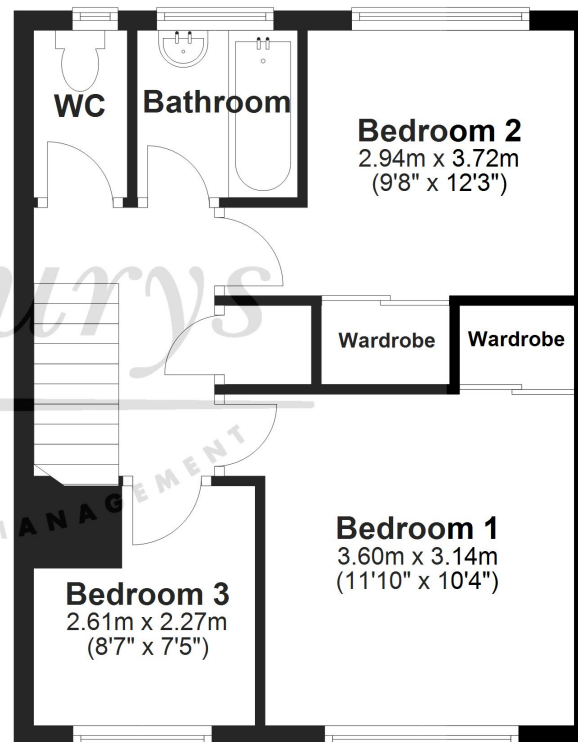
Ground Floor

Approx. 39.1 sq. metres (420.4 sq. feet)



First Floor

Approx. 40.3 sq. metres (433.6 sq. feet)



Total area: approx. 79.3 sq. metres (853.9 sq. feet)

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



23 Cheviot Drive, Thornbury, South Gloucestershire BS35 2YA

This lovely semi-detached family home is tucked away within a popular established residential cul-de-sac, on the eastern side of town, convenient for the ever popular Crossways Primary School, the A38 at Grovesend and nearby streamside walks. Ripe for modernisation and personalisation, this could be the dream project for you! Starting at the front of the property, you are welcomed into the hallway, to the right, a spacious lounge/diner with large bay window overlooking a green outlook to the front and the enclosed rear garden to the back. Moving down to the fitted kitchen, it is clean and well maintained with various wall and base units and space for all appliances. Moving to the first floor, three bedrooms, two doubles and one single. The two doubles benefitting from built in wardrobes. The family bathroom offer shower over bath and separate W/C. Externally, an enclosed rear garden of a great size, a single garage and driveway. Further benefits, UPVC double glazing and gas central heating. 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 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.the.castleschool.org.uk) which is situated close to Thornbury's Tudor Castle, a luxury hotel.

Property Highlights, Accommodation & Services

- Three Bedroom Semi Detached Family Home
- Situated In A Much Loved Cul-De-Sac Within Thornbury
- Ripe For Modernisation And Personalisation
- Fabulous Green Outlook To The Front And Streamside Walks From Your Doorstep
- Spacious Lounge/Diner With Bay Window To Front Aspect
- Generous Enclosed Rear Garden
- Single Garage & Driveway
- A Short Stroll To Countryside Rambles And Local Primary And Secondary Schools
- Gas Central Heating And Double Glazing
- Open Cell Spray Foam Insulation In Roof Space

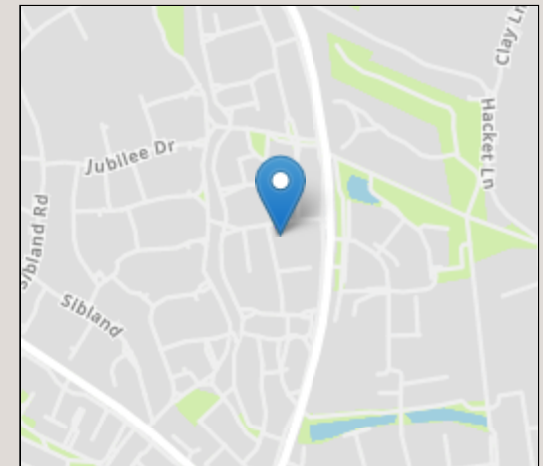
Directions

From the traffic lights at Grovesend, turn right at the roundabout into Morton Way, follow the road down, taking the second left hand turning into Cheviot Drive. Follow the road along taking the final left hand turning and No.23 can be found on your right.

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

Tenure - Freehold

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



IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at www.milburys.co.uk





www.milburys.co.uk