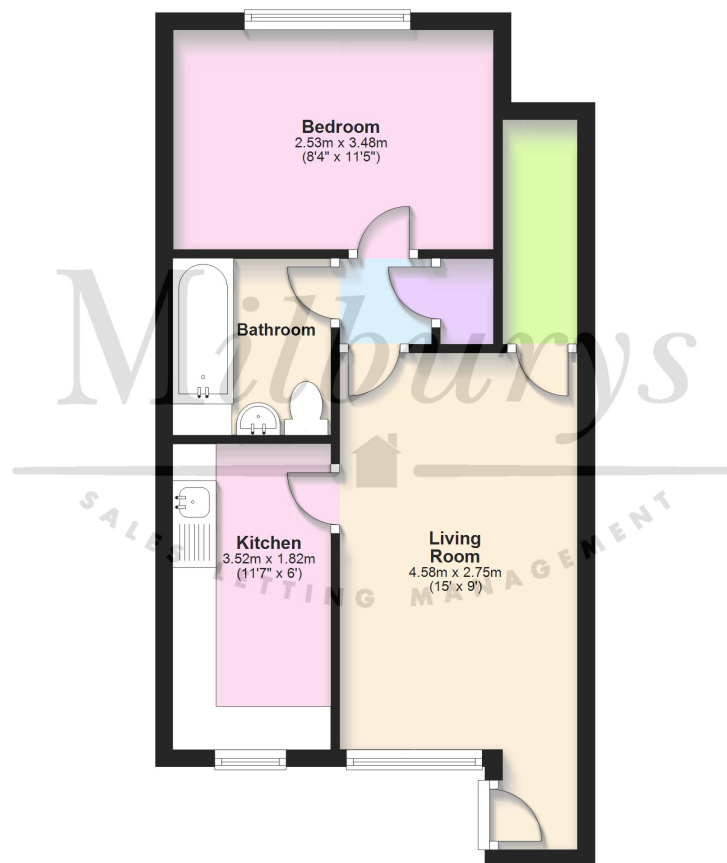




## Ground Floor

Approx. 33.8 sq. metres (364.2 sq. feet)



Total area: approx. 33.8 sq. metres (364.2 sq. feet)

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



# 63 Osprey Park, Thornbury, South Gloucestershire BS35 1LY

Calling all first time buyers and investors! This modern and spacious ground floor flat with private entrance is ready to move straight in. Situated in a quiet cul-de-sac overlooking the park, within an easy stroll to Thornbury high street and all the amenities on offer. Entering through the front door into the private hallway, a spacious bright and airy living room. Moving on to the modern fitted kitchen, with wall and base units and space for a washing machine/dishwasher. Beyond the living room, a great size double bedroom. The bathroom enjoys shower over bath. Further benefits include, an allocated parking space, UPVC double glazing and electric heating. Early Viewings are recommended. No Chain!!

## 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 pedestrianized High Street offers a wide variety of shops, cafes, pubs and restaurants. Other facilities include the leisure center, 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.the.castleschool.org.uk](http://www.the.castleschool.org.uk)) which is situated close to Thornbury Tudor Castle, a luxury hotel.

## Property Highlights, Accommodation & Services

- Spacious Lounge • Fitted Kitchen • Fitted Bathroom With Shower Over Bath • UPVC Double Glazing And Electric Heating
- Allocated Off Street Parking • No Chain • Ground Floor Apartment • Large Storage Cupboard Leading Off The Living Room.

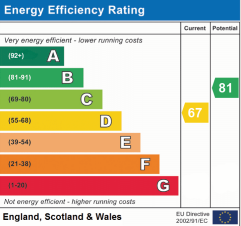
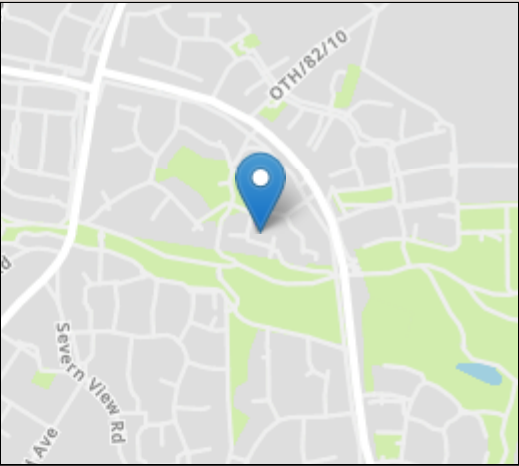
## Directions

Leaving Thornbury on the Gloucester Road take the last turning right on the edge of town into Morton Way. Take the second right into Osprey Park. Take the second left turn following the road all the way round. No.63 can be found on the Left

**Local Authority & Council Tax** - South Gloucestershire - Tax Band A

**Tenure** - Leasehold

**Contact & Viewing** - Email: [mil\\_thornburysales@milburys.co.uk](mailto:mil_thornburysales@milburys.co.uk) Tel: 01454 417336



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