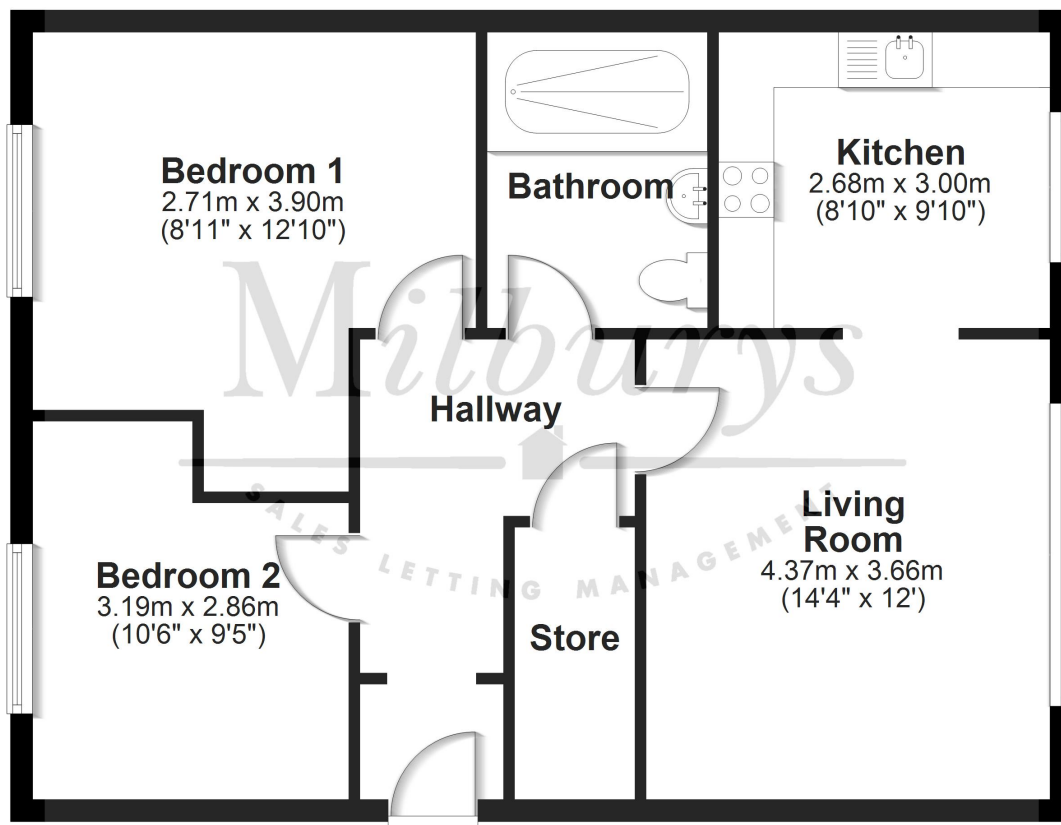




Ground Floor

Approx. 63.9 sq. metres (687.7 sq. feet)



Total area: approx. 63.9 sq. metres (687.7 sq. feet)

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



1, Clyde House, Spey Close, Thornbury, South Gloucestershire BS35 2NP

If you are looking for your first home, downsizing, or looking for an investment purchase, then this immaculately presented home could be just what you're after. A purpose-built ground floor flat which is accessed via an entry phone system. It offers great living accommodation, with a generous lounge, smart fitted kitchen with integrated appliances, a modern family bathroom with a fantastic walk in shower, plus two double bedrooms both with designated space for wardrobes. An additional advantage is the large storage cupboard with space for white goods. Further benefits include ground source heating on an economy 7 tariff and double-glazing. Externally, communal off-street parking and well kept green space. No onward chain! Call now to arrange a viewing!

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 sort 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

- First Time Buyer/Investment Opportunity
- Immaculately Present Ground Floor Two Bedroom Apartment
- Generous Living Room
- Smart Fitted Kitchen With Integrated Appliances
- Modern Family Bathroom With Large Walk In Shower
- Two Double Bedrooms With Space For Wardrobes
- Ground Source Heating And Double Glazing
- Communal Parking For Residents
- No Onward Chain!

Directions

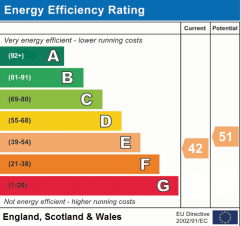
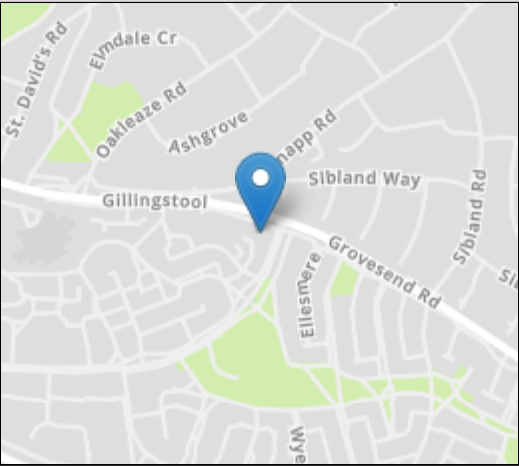
Heading out of Thornbury opposite 'Aldi' supermarket, continue along Gillingstool passing the garage on your right hand side. Take the next turning right into Streamleaze and Spey Close is the first turning on the right hand side. Turn in and Clyde House can be found on the right hand side. No. 1 is on the ground floor.

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

Tenure - Leasehold

Additional Information - Management Fees Apply

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



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