

Milburys

SALES LETTING MANAGEMENT

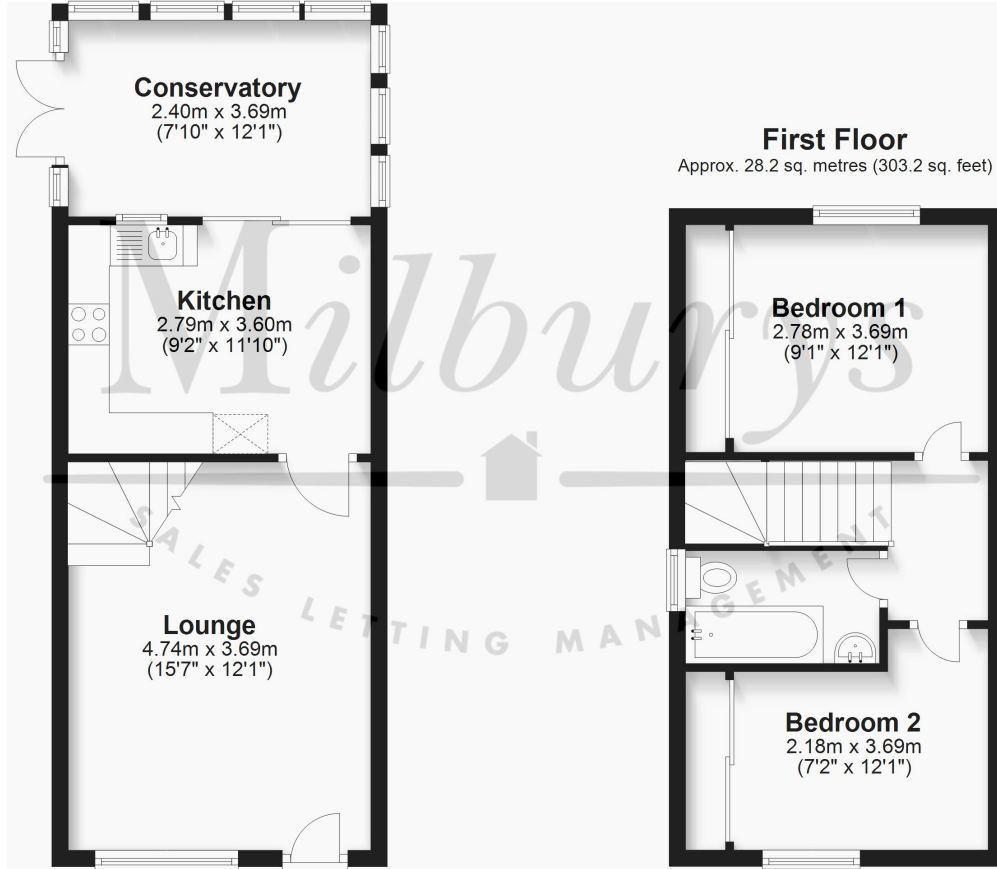


27 Armstrong Close, Thornbury, South Gloucestershire BS35 2PQ

£265,000

Ground Floor

Approx. 37.4 sq. metres (402.7 sq. feet)



Total area: approx. 65.6 sq. metres (705.8 sq. feet)

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



27 Armstrong Close, Thornbury, South Gloucestershire BS35 2PQ

Location, location, location! A 5 minute stroll into Thornbury town centre and a quick drive along the road takes you on to the A38 with it's superb commuter links to nearby Bristol and surrounds, this property really is a must see. Two fantastic double bedrooms, a sizeable garden and a lovely layout make this the perfect property for first time buyers, investors and down-sizers alike. The living room flowing through to the kitchen/diner with conservatory off the back mean that you can host family and friends all year round. Upstairs both bedrooms have fitted wardrobes and the family bathroom is completed with power shower over. The rear garden is of particular note, level with artificial grass (easy maintenance), decking and even a bar area and to the front your private driveway. The current family have loved living here and it is now ready to take on in new ownership. Call today to arrange a 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.thecastleschool.org.uk) which is situated close to Thornbury's Tudor Castle, a luxury hotel.

Property Highlights, Accommodation & Services

- Two Bedroom, Semi- Detached Home In Fantastic Location
- Sizeable Living Space With Kitchen/Diner And Additional Conservatory
- Two Bedrooms Hosting Fitted Wardrobes
- Family Bathroom With Power Shower Over Bath
- Great Sized Garden With Low Maintenance Artificial Grass And Bar Area
- Driveway Parking
- A Quick Stroll From Local Shops And A Short Drive To Excellent Commuter Links
- Countryside Rambles From The Threshold
- Benefits Include UPVC Double Glazing And Gas Central Heating

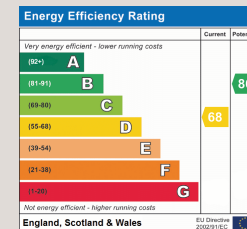
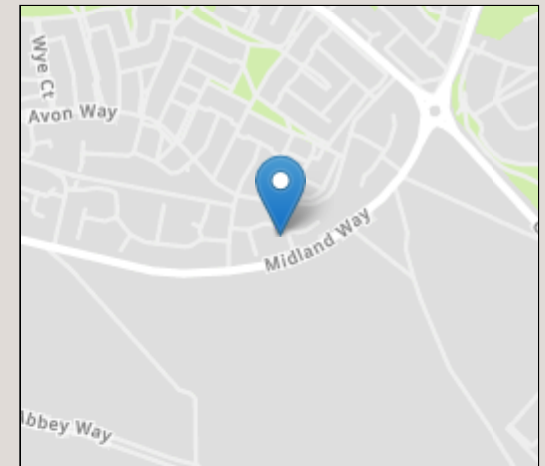
Directions

From Thornbury High Street turn into Midland Way. Take the second left turn into Link Road and then first right into Armstrong Close. The property can be found on the right hand side.

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

Tenure - Freehold

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



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