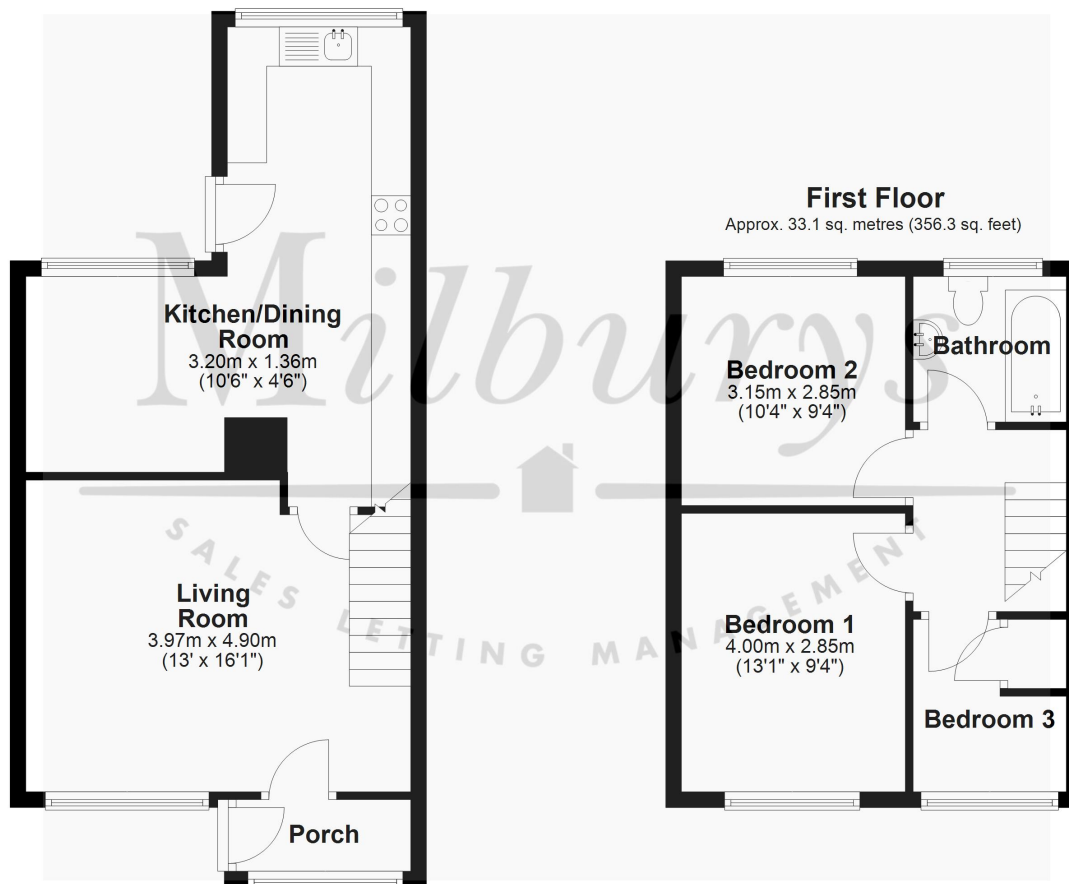




Ground Floor

Approx. 43.1 sq. metres (463.9 sq. feet)



Total area: approx. 76.2 sq. metres (820.2 sq. feet)

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



8 Ribblesdale, Thornbury, South Gloucestershire BS35 2DW

Milburys are pleased to present this three bedroom, mid terrace home; perfect for first time buyers/investors and offered with no chain! Conveniently located within walking distance to Thornbury High Street and both primary and secondary schools. Entering through the front door and into the useful porch, you're welcomed into the bright and spacious living room. Heading into the kitchen-dining room, extended to the rear allowing plenty of space for hosting family and friends. The fitted kitchen has space for appliances and ample storage. Once upstairs you will find three bedrooms, two doubles and a single plus a modern family bathroom with shower over. The property benefits from an enclosed front garden, off street parking for two cars to the rear and gas central heating. Viewings recommended!

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 High Street offers a wide variety of shops, cafes, pubs and restaurants. Other facilities include the leisure centre, 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) which is situated on the edge of open countryside close to Thornbury's Tudor Castle, now a luxury hotel.

Property Highlights, Accommodation & Services

- Ideal First Time Buy Or Investment Property
- Close To Thornbury Town Centre
- Three Bedroom Mid Terrace Home In A Cul De Sac Location
- Light And Spacious Living Room
- Extended Kitchen/Dining Room To The Rear
- Three Bedrooms - Two Double And One Single
- Modern Family Bathroom With Shower Over Bath
- Enclosed Front Garden And Off Street Parking For Two Cars
- No Onward Chain!

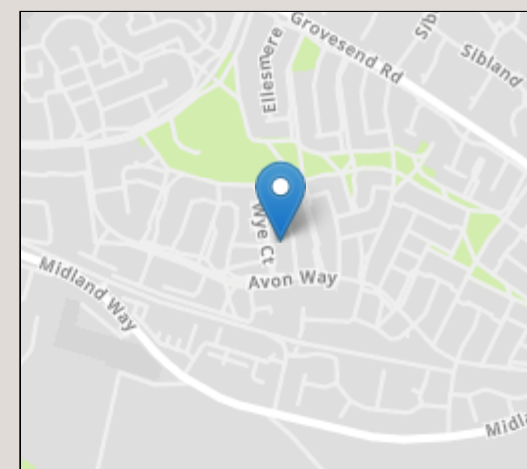
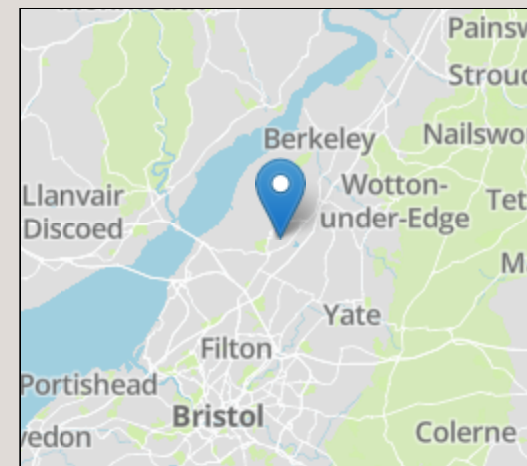
Directions

Travelling into Thornbury from the A38 at Grovesend, go straight across the roundabout then take the first left onto Avon Way. Follow the road round and straight across the mini roundabout and Ribblesdale is the fourth turning on your right hand side. Turn into the cul-de-sac and follow the road ahead. No.8 can be found on the left hand side a short way down.

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

Tenure - Freehold

Contact & Viewing - Email: thornbury@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



