

Milburys

SALES LETTING MANAGEMENT



29 Woodleigh, Thornbury, Bristol, Gloucestershire, BS35 2JT

£350,000

29 Woodleigh, Thornbury, South Gloucestershire, BS352JT
 Internal Area (Approx)
 123.70 Sq.M / 1331.20 Sq.Ft
 For identification only. Not to scale.
 Produced by Energy Plus



29 Woodleigh, Thornbury, Bristol, Gloucestershire BS35 2JT

This beautifully presented semi-detached bungalow offers spacious and versatile living in a quiet and well loved Thornbury location. Boasting a well-maintained interior throughout, the property features a large and inviting living room, well-appointed kitchen/breakfast room- perfect for everyday living and entertaining, ground floor shower room and the versatility of an additional reception room/ground floor bedroom if required. A bright conservatory extends the living space and provides a tranquil spot to relax and enjoy views over the garden. Upstairs there are two generous bedrooms, the principle with ensuite shower room, providing privacy and comfort. Externally, the low-maintenance garden is a real suntrap, laid mainly to patio with attractive shrubs and planting for year round colour. A charming summer house offers additional space for hobbies or relaxation and the garage provides secure parking or storage. This modern home is ideal for downsizers seeking flexible accommodation in move-in ready condition. Viewing is highly recommended.

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

- Semi-Detached Dorma Bungalow In Excellent Condition
- Three Bedrooms- One Ground Floor, Offering Versatile Living
- Contemporary Family Shower Room To The Ground Floor And Ensuite Upstairs
- Sizeable Living Room Offering Plenty Of Natural Light And Attractive Fireplace
- Modern Kitchen/Dining Room
- Bright Conservatory Overlooking The Rear Garden
- Summer House Ideal For Hobbies And Relaxation
- Single Garage And Off-Street Parking
- Located In A Desirable Area, Walking Distance To Shops And Amenities

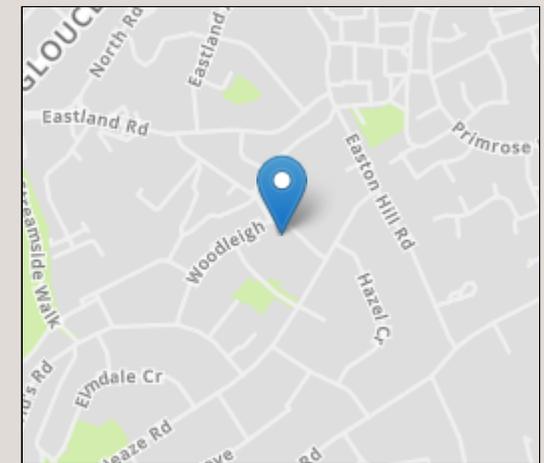
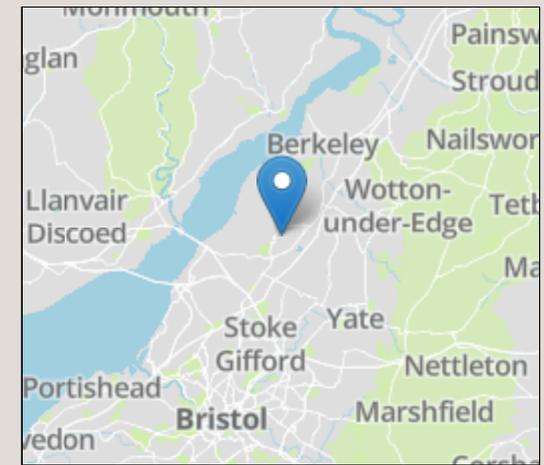
Directions

Travelling into Thornbury from the A38 at Grovesend, proceed across the roundabout towards town. Go past the petrol station and take the next right into Oakleaze Road. Woodleigh is at the far end on your left and No.29 is on the right hand side.

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

Tenure - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	61
		61	82

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