

Milburys

SALES LETTING MANAGEMENT

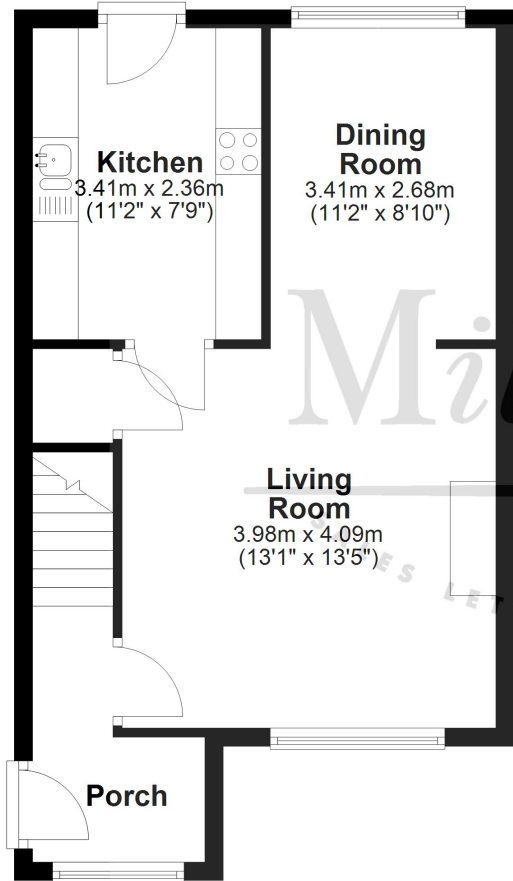


5 Sibland Road, Thornbury, Bristol, Gloucestershire, BS35 2HG

£375,000

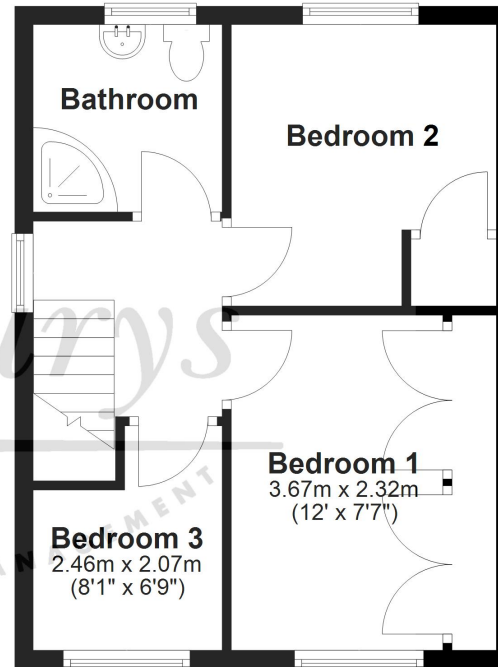
Ground Floor

Approx. 39.1 sq. metres (420.4 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.3 sq. feet)



Total area: approx. 73.6 sq. metres (792.6 sq. feet)

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



5 Sibland Road, Thornbury, Bristol, Gloucestershire BS35 2HG

Occupying an enviable position, set back along Sibland road, a stones throw from local shops, schools and Thornbury High street, this lovely family home is ready to be taken on in new ownership and made your own. An extensive driveway welcomes you into the property and provides curb appeal in abundance. The ground floor comprises a sizeable lounge/diner with large window overlooking the garden behind and kitchen with access to the rear. To the first floor there are three bedrooms, two good sized doubles and further single plus family shower room. The setting of this property is truly special, laid mainly to lawn with mature shrubs, greenhouse and spring/summer flowering borders, the front and rear gardens are of particular note. The perfect place to spend a day pottering and hosting. Benefits include, gas central heating, UPVC double glazing, single garage and off-street parking for multiple vehicles. The property offers enormous potential to be modernised and adapted to requirements, a much loved family home it has been perfectly preserved by its current owner. Call today to arrange your 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.thecastleschool.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 Three Bedroom Home In Popular Thornbury Location
- A Short Stroll From Local Schools, Shops And The High Street
- Ripe For Modernisation And A Fresh New Look, Beautifully Maintained
- Sizeable Lounge/Diner With Feature Fireplace
- Two Doubles And One Single Bedroom Plus Family Bathroom
- Benefits Include Gas Central Heating, UPVC Double Glazing, Single Garage And Off-Street Parking
- Incredible Plot, Laid Mainly To Lawn

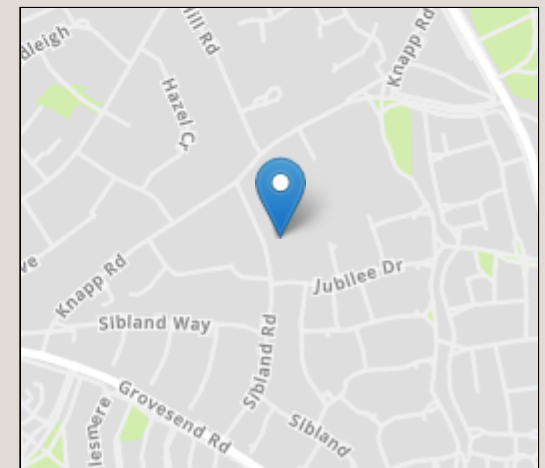
Directions

Leaving Thornbury along Grovesend Road, proceed past the Murco garage taking the second left hand turn into Sibland Road. The property can be found on the right hand side just after the turning for Jubilee Drive.

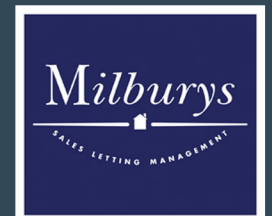
Local Authority & Council Tax - South Gloucestershire - Tax Band C

Tenure - Freehold

Contact & Viewing - Email: mil_thornburysales@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





www.milburys.co.uk