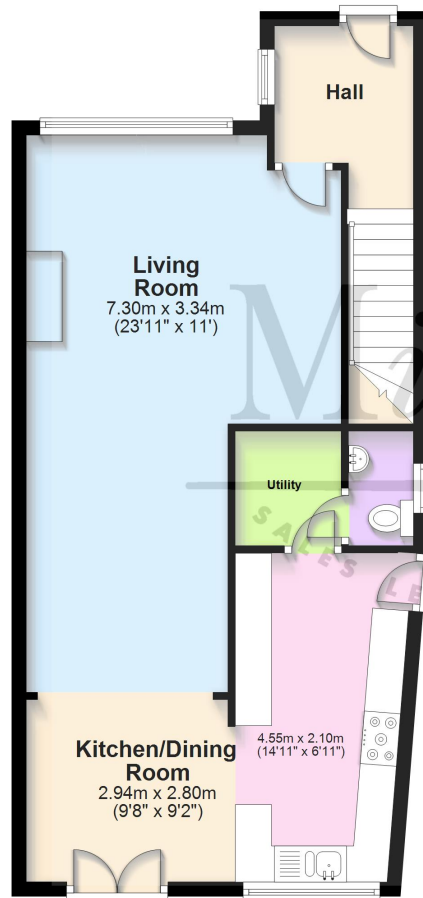




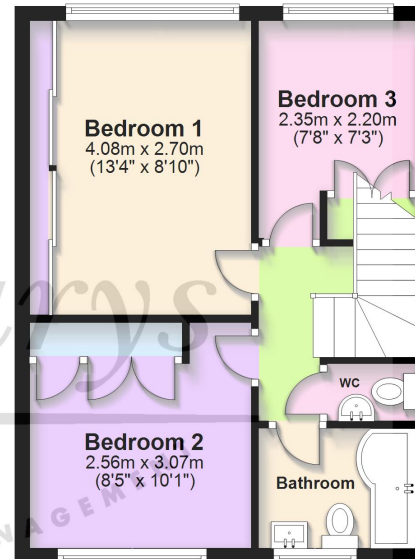
Ground Floor

Approx. 57.3 sq. metres (617.3 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.1 sq. feet)



Total area: approx. 96.7 sq. metres (1040.4 sq. feet)

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



27 Oakleaze Road, Thornbury, South Gloucestershire BS35 2LN

Found in a highly convenient location, close to a popular parade of shops, well regarded local primary schools and just a pleasant stroll from the town centre, this attractive three bedroom, semi-detached home offers stylish accommodation, ideal for modern family living. To the ground floor, a welcoming open-plan lounge/diner creates a sociable living space, featuring a charming wood burning stove and flowing seamlessly into a contemporary kitchen. The kitchen is well appointed with a range cooker and fitted dishwasher, leading to a useful utility area and cloakroom. French doors open directly onto the rear garden, allowing light to flood through and offering effortless indoor-outdoor living. The garden is beautifully arranged with artificial lawn and patio area, together with access to a versatile home office, single garage and off street parking. Upstairs there are three well-proportioned bedrooms, including two comfortable doubles and a single. The modern family bathroom features an L-shaped bath with shower over. A superb home in a sought after setting- early viewings highly 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 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

- Three Bedroom Semi-Detached Home In Fantastic Thornbury Location
- A Short Stroll From Local Schools, Shops And The High Street
- Open Plan Lounge/Diner With French Doors To The Garden
- Three Bedrooms, Two Double & One Single Plus Family Bathroom
- Level Garden, Low Maintenance With Artificial Turf And Patio Area
- Single Garage And Off-Street Parking
- Entryway With Plenty Of Space For Coats And Shoes
- Modern Kitchen With Separate Utility And Cloakroom
- Added Versatility Of Home Office To The Rear

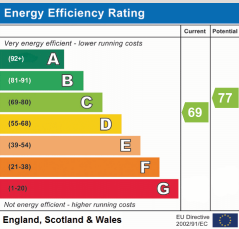
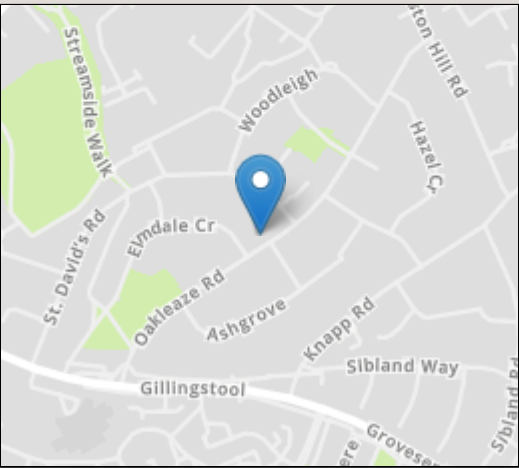
Directions

Travelling away from the centre of Thornbury along the Grovesend Road, take your third left into Oakleaze Road. Follow the road along and shortly before the parade of shops, the property will be found to your left.

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



