

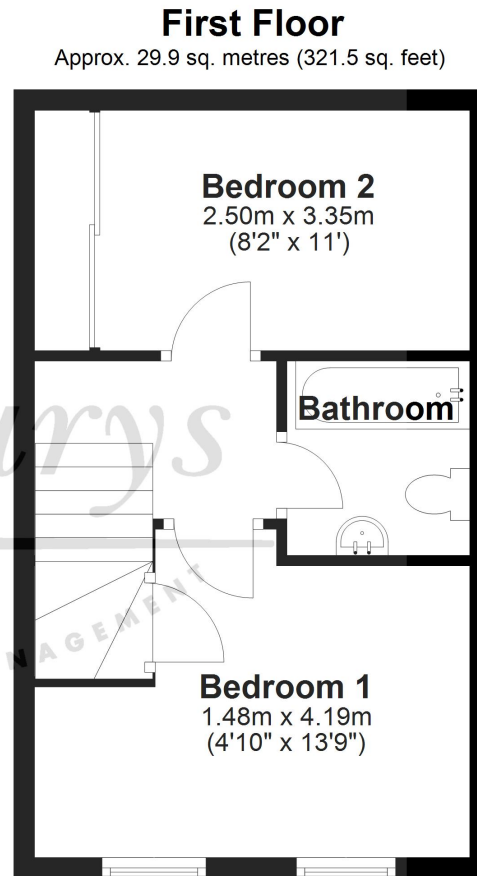
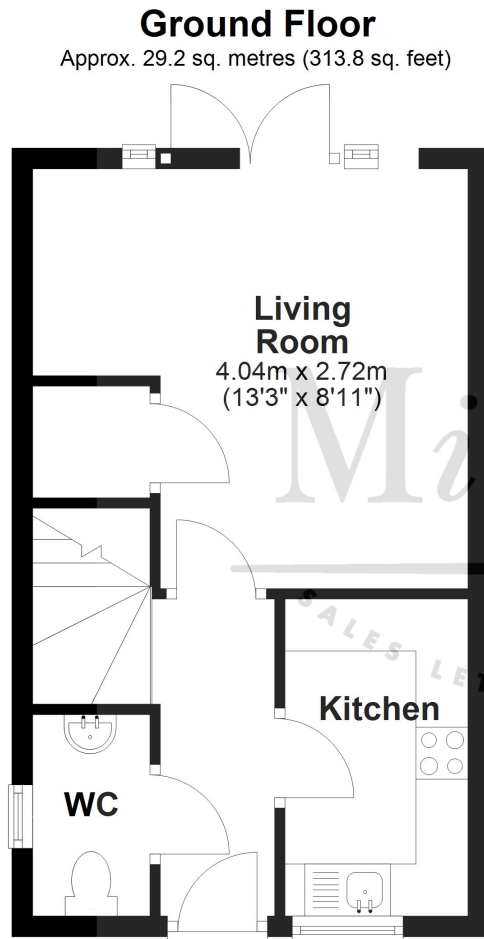
Milburys

SALES LETTING MANAGEMENT



136 Barley Fields, Thornbury, South Gloucestershire, BS35 1AQ

£297,000



Total area: approx. 59.0 sq. metres (635.3 sq. feet)

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





# 136 Barley Fields, Thornbury, South Gloucestershire BS35 1AQ

A much loved home, located in the popular development of 'Barley Fields,' with lovely communal green spaces and nearby country walks. With only one owner since new, this home retains that 'new build' feel and comes with 5 years remaining on the NHBC warranty. The property is beautifully decorated throughout, with a landscaped garden and an upgraded kitchen. The ground floor includes a welcoming entrance hall, spacious cloakroom, lounge/dining room and French doors to the garden and a built-in storage cupboard. The kitchen is fitted with a smart range of units and worktops with integrated appliances. Moving up to the first floor are two double bedrooms both with fitted storage cupboards, and a modern family bathroom with shower over the bath. Our client is also open to selling the home furnished! Additional benefits include off-street parking, gas central heating and double glazing. Call now to arrange your 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](http://www.thecastleschool.org.uk)) which is situated close to Thornbury's Tudor Castle, a luxury hotel.

## Property Highlights, Accommodation & Services

- Two Bedroom End Of Terrace Property
- Built Within The Popular New Development of Barley Fields
- Close to The Local High Street, Useful for Shops & Schools
- Low Maintenance Enclosed Rear Garden
- Lounge/Dining Room With French Doors To Garden
- Modern Fitted Kitchen With Integrated Appliances
- Modern Fitted Bathroom on 1st Floor & Handy W/C Downstairs
- 5 Years Remaining on The NHBC!
- Gas Central Heating, Double Glazing & Parking
- Option To Purchase Furnished!

## Directions

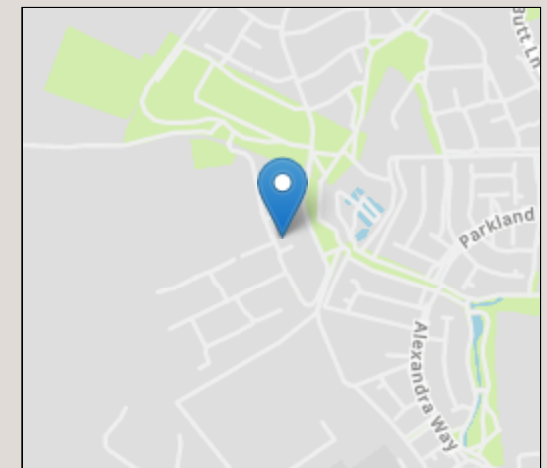
Entering Thornbury from the north, take the first right into Butt Lane, then fourth left into Barley Fields. Stay on this road continuing over the bridge, you will bend round to the right then the left. Follow the road along and No.136 can be found on your right.

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

**Tenure** - Freehold

**Additional Information** - Management Fees Apply - Please enquire for details

**Contact & Viewing** - Email: [thornbury@milburys.co.uk](mailto:thornbury@milburys.co.uk) Tel: 01454 417336



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92+)	A		
(81-91)	B		83
(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	2002/91/EC

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