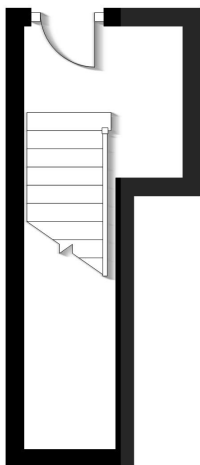




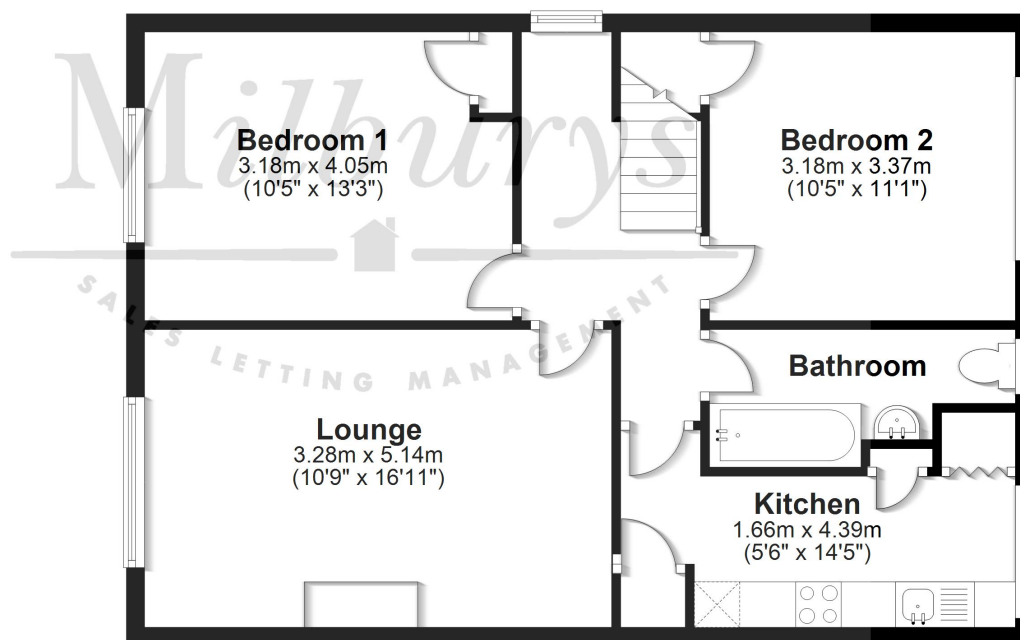
Entrance hall

Approx. 5.9 sq. metres (63.9 sq. feet)



First Floor

Approx. 62.9 sq. metres (676.5 sq. feet)



Bedroom 1
3.18m x 4.05m
(10'5" x 13'3")

Bedroom 2
3.18m x 3.37m
(10'5" x 11'1")

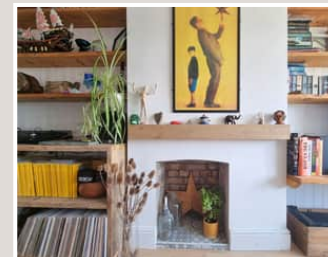
Bathroom

Lounge
3.28m x 5.14m
(10'9" x 16'11")

Kitchen
1.66m x 4.39m
(5'6" x 14'5")

Total area: approx. 68.8 sq. metres (740.5 sq. feet)

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



48 Quarry Road, Alveston, South Gloucestershire BS35 3JP

In a fantastic village location with the local amenities within walking distance and countryside rambles from your doorstep then look no further! Whether it's your next investment or even your first home on the property ladder this property will tick all your boxes. This purpose-built flat enjoys its own private entrance and enclosed rear garden, perfect for summer bbqs. The accommodation comprises two double bedrooms, a modern fitted kitchen with fitted cooker and hob, family bathroom with shower over bath, plus a generous lounge with feature fireplace over looking open green space. Further benefits include gas central heating and double glazing. Call now to arrange a viewing!

Situation

Alveston is a village north of Bristol, some 4.3 miles from the M4/M5 interchange at Almondsbury, 7.2 miles from Bristol Parkway Station and 10.5 miles from the City Centre. The Severn Bridge and the M48 (M4/South Wales) are 4.6 miles to the west - ideal for commuters. It boasts a secondary school, www.marlwood.com and St. Helen's Primary School, plus a useful parade of shops - including an award-winning butcher, a post office, a public house and a hotel. The market town and local centre of Thornbury is 1.3 miles to the north.

Property Highlights, Accommodation & Services

- Fantastic Village Location • Walking Distance To Local Amenities And Countryside Rambles
- Perfect Investment Purchase Or First Time Buy • Private Entrance And Enclosed Rear Garden
- Two Double Bedrooms • Modern Fitted Kitchen • Family Bathroom With Shower Over Bath
- Living Room With Fireplace • Benefits Include Gas Central Heating And Double Glazing • Viewing Is A Must!!!

Directions

Travelling north on the A38 towards Alveston turn left immediately after St Helens Church into Greenhill Road. Continue to the end and turn left into Down Road. At the crossroads turn right into Vattingstone Lane and first right again into Quarry Road. Follow the road around and No. 48 can be found just a short distance along on the left hand side.

Local Authority & Council Tax -

Tenure - Leasehold

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



