

Milburys
SALES LETTING MANAGEMENT

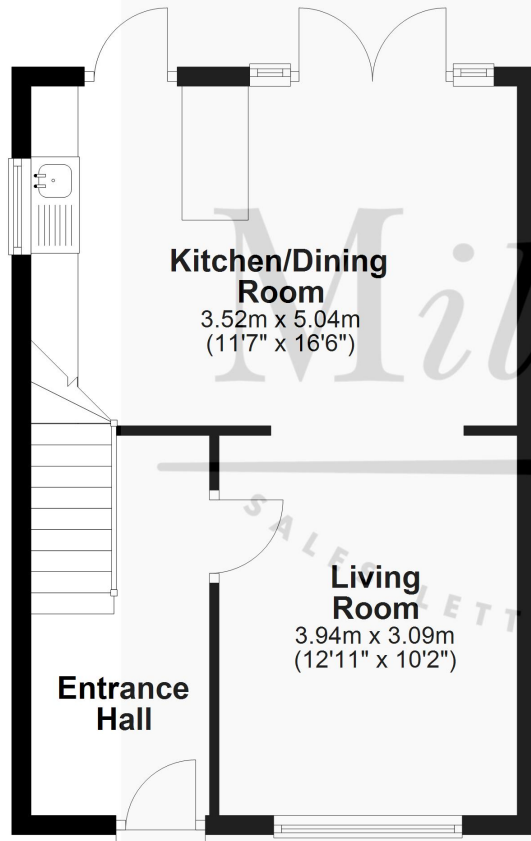


18 Orchard Avenue, Thornbury, South Gloucestershire, BS35 2LZ

£340,000

Ground Floor

Approx. 38.1 sq. metres (410.1 sq. feet)



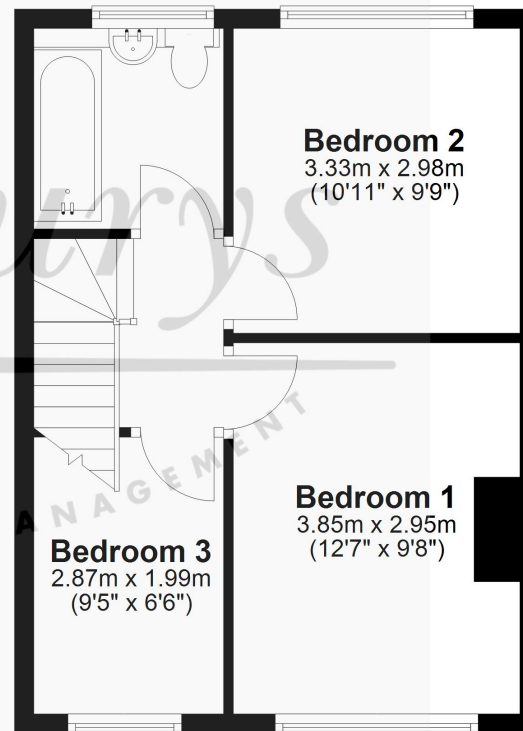
Kitchen/Dining Room
3.52m x 5.04m
(11'7" x 16'6")

Living Room
3.94m x 3.09m
(12'11" x 10'2")

Entrance Hall

First Floor

Approx. 36.3 sq. metres (391.0 sq. feet)



Bedroom 2
3.33m x 2.98m
(10'11" x 9'9")

Bedroom 1
3.85m x 2.95m
(12'7" x 9'8")

Bedroom 3
2.87m x 1.99m
(9'5" x 6'6")

Total area: approx. 74.4 sq. metres (801.2 sq. feet)

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



18 Orchard Avenue, Thornbury, South Gloucestershire BS35 2LZ

With the current owners of this property in residence for the past five years, they have certainly made this house a home. Immaculately presented throughout with neutral yet stylish decor, it is perfectly fitting for modern family living. The large entrance hall welcomes you in and offers plenty of space for coats, shoes and prams if required. The open plan living/kitchen/dining area is this property's real jewel in the crown. The perfect space to host family and friends, fitting large living room suite, dining table and smart fitted kitchen with French doors onto the garden. Upstairs there are two fantastic double bedrooms, a single bedroom prepped to make a useful office space and a pristine family bathroom. The garden is of particular note, sizable, level and laid mainly to lawn, with both patio and decked seating areas, not a stone has been left unturned in the modernisation and continued upkeep of this property. Benefits include gas central heating, rewired throughout, UPVC double glazing, single garage and parking for two cars. A pleasure to view, call today to arrange your tour.

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
- Modernised And Refurbished Throughout During Current Ownership
- Large Open Plan Kitchen/Dining/Living Room With French Doors Onto The Garden
- Sizeable Hallway, Plenty Of Space For Coats And Shoes
- Two Double Bedrooms And Single Currently Used As Office Space
- Pristine Family Bathroom With Shower Over
- Level Garden With Sitting Area And Plenty Of Space To Play
- Short Stroll To Thornbury High street And The Towns Amenities
- Walkable Distance To Good Local Primary Schools
- Benefits Include Recent Rewire, UPVC Double Glazing And Gas Central Heating

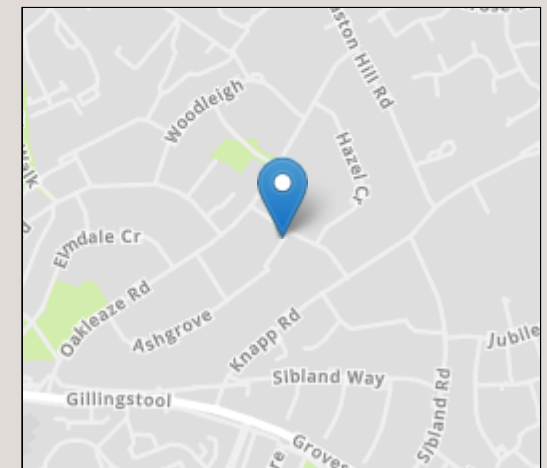
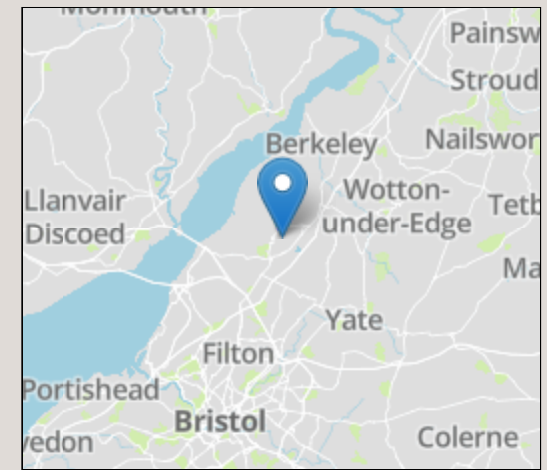
Directions

Travelling into Thornbury from the A38 Grovesend junction, go straight across the roundabout and take the third right turn into Knapp Road. Take the first left hand turning onto Orchard Avenue No 18 can be found a short drive down on the left hand side.

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

Tenure - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	67	
(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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