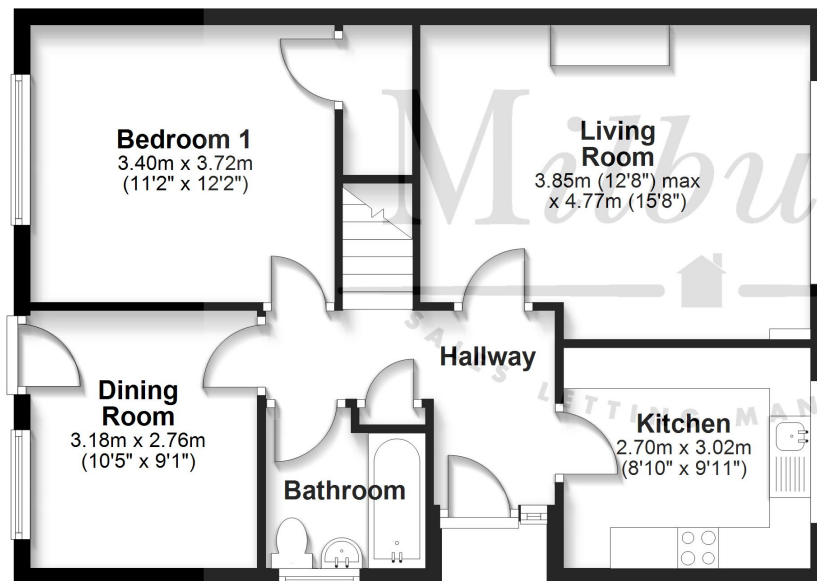




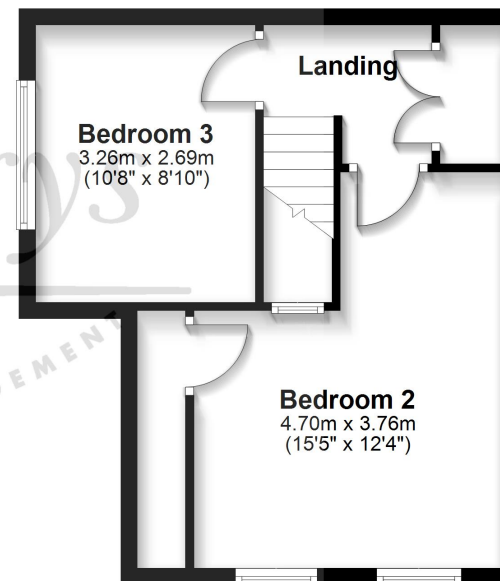
Ground Floor

Approx. 62.2 sq. metres (669.3 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.4 sq. feet)



Total area: approx. 95.4 sq. metres (1026.8 sq. feet)

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



40 Greenhill Road, Alveston, South Gloucestershire BS35 3NA

A bungalow bursting with potential! Situated in the popular village of Alveston is this semi detached property, within easy access to the parade of shops and countryside walks from your doorstep. The accommodation comprises spacious entrance hall, fitted kitchen with integrated appliances, a bright and airy living room with space to seat all the family, dining room with patio door to the garden, generous principle bedroom with useful storage cupboard and built in wardrobes plus modern shower room. Upstairs you can find two further bedrooms and eave storage. The property enjoys an enclosed rear garden laid to lawn and single garage with off street parking for several vehicles. Further benefits include double-glazing and gas central heating and, if you're looking for a quick move, this property comes with no onward chain! Call now to book your 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

- Semi Detached Chalet Bungalow, Bursting With Potential
- Situated In The Popular Village Of Alveston
- Fitted Kitchen with Integrated Appliances
- Bright and Airy Living Room and Separate Dining Room
- Generous Principal Bedroom with Built in Wardrobes
- Modern Shower Room with Under Sink Vanity Unit and Heated Towel Rail
- Two Further Bedrooms Upstairs and Eave Storage
- Enclosed Rear Garden Laid Mainly To Lawn
- Single Garage and Parking for Multiple Vehicles

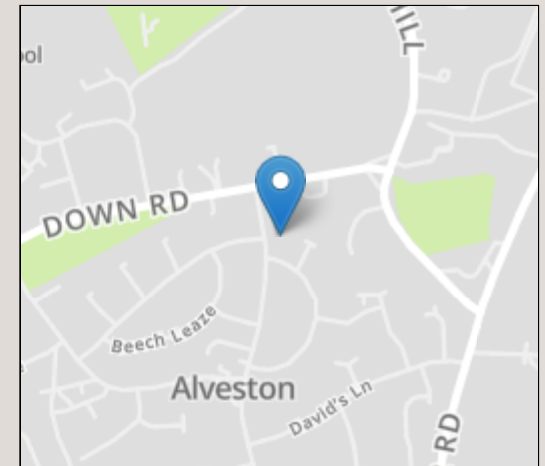
Directions

Travelling north into Alveston along the A38, turn left at the traffic lights just before the 'Hyundai' garage towards Thornbury. Take the next left into Down Road, opposite 'The Ship' hotel. Take the second left into Greenhill Road and No 40 can be found a short drive down on the left hand side before the turning into Bannetts Tree Crescent.

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

Tenure - Freehold

Contact & Viewing - Email: mil_thornburiesales@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



