

Milburys

SALES LETTING MANAGEMENT



32 Kingfisher Close, Thornbury, South Gloucestershire BS35 1TQ

£110,000

First Floor



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

32 Kingfisher Close, Thornbury, South Gloucestershire BS35 1TQ

This well-maintained first floor studio apartment offers a practical layout and would make an ideal purchase for an investor or a first time buyer keen to get a foot on the property ladder. The accommodation comprises an entrance hall, a modern shower room, and a bright open plan living/bedroom space with a smart fitted kitchen. Further benefits include double glazing and electric heating providing year-round comfort, and an allocated parking space for one car. Situated in a convenient location close to the bus stop, local pub and convenience store, this property presents an excellent opportunity to secure a low-maintenance home with strong investment potential. Speak to us today to arrange a tour. Offered with NO ONWARD CHAIN!

Situation

Thornbury is a thriving market town surrounded by beautiful open countryside, situated 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 and historic High Street offers a wide variety of shops, cafes, pubs and restaurants. 'The Mall' at Cribbs Causeway is a sort of drive to the south, for those looking for a wider range of High Street brands. Local facilities and amenities include the leisure centre and swimming pool, the golf course, the library, plus open community spaces, parks and sports grounds/clubs – including tennis, cricket, rugby and football. The town is blessed with a number of primary and junior schools, plus The Castle secondary school (www.the.castleschool.org.uk) which is situated close to Thornbury's Tudor Castle, now a luxury hotel. The nearest independent school is Tockington Manor School.

Property Highlights, Accommodation & Services

- Smart First Floor Studio apartment
- Well-Maintained Throughout
- Welcoming Entrance Hall
- Contemporary Shower Room
- Bright Open Plan Living/Bedroom Area
- Fitted Kitchen With Modern Units
- Double Glazing And Electric Heating
- Allocated Parking Space For One Car
- Ideal For First Time Buyers And Investors- NO ONWARD CHAIN!
- Convenient Location With Strong Rental Potential

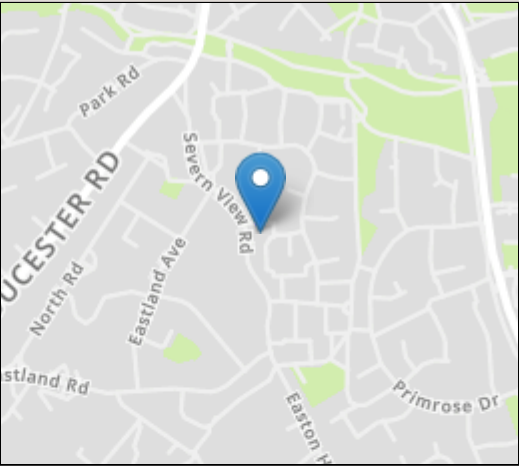
Directions

From the centre of Thornbury take the Gloucester Road and as you approach the outskirts of the town turn right opposite The Anchor Pub into Severn View Road. Take the first left into Squires Leaze and follow the road round where you will find Kingfisher Close on the right hand side. Number 32 can be found on the right as you enter into the close.

Local Authority & Council Tax -

Tenure - Leasehold

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



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