

Milburys

SALES LETTING MANAGEMENT

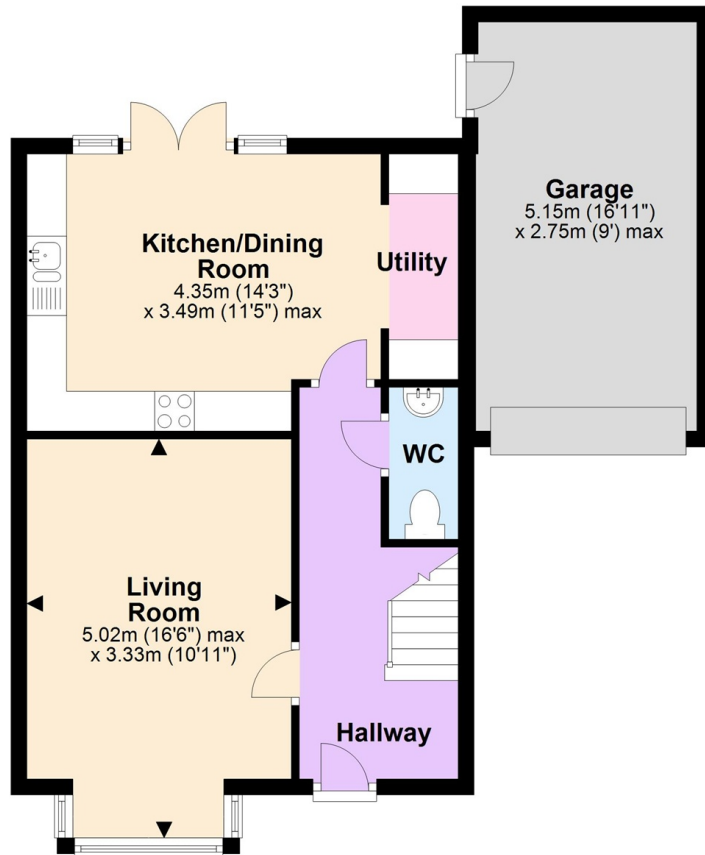


86 Badger Road, Thornbury, South Gloucestershire, BS35 1AD

£399,950

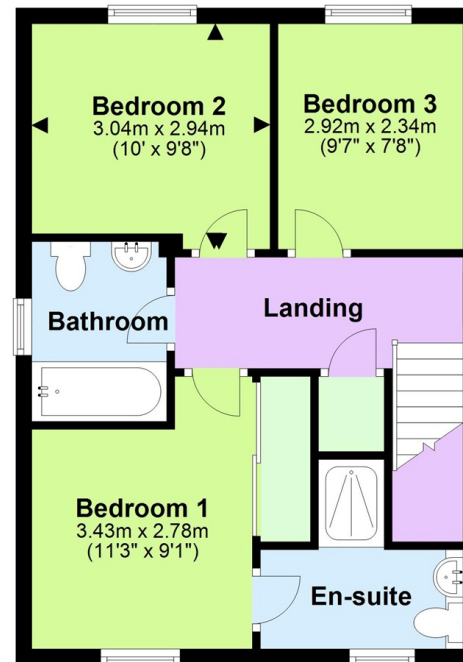
### Ground Floor

Approx. 59.2 sq. metres (637.0 sq. feet)



### First Floor

Approx. 43.2 sq. metres (464.8 sq. feet)



Total area: approx. 102.4 sq. metres (1101.9 sq. feet)

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



# 86 Badger Road, Thornbury, South Gloucestershire BS35 1AD

A rare find in Thornbury, is this immaculately presented three bedroom detached property suitable for all age groups. Tucked away in a small cul-de-sac and off the main thorough-fare through the development, there is direct access to a footpath leading to Morton Way and countryside walks and a play park within easy reach. The smart front door leads through to an entrance hall with cloakroom, lounge and luxury fitted kitchen/dining room with integrated appliances and adjoining utility area. French doors lead out to a well-maintained and enclosed garden with direct access to the rear of the garage. On the first floor are three bedrooms, the master with a range of fitted wardrobes and en-suite shower room, plus a family bathroom. Off-street parking, gas central heating, Upvc double-glazing and the remainder of an NHBC dated June 2017 complete the package!

## 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 High Street offers a wide variety of shops, cafes, pubs and restaurants. Other facilities include the leisure centre, golf course and library, plus 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 on the edge of open countryside close to Thornbury's Tudor Castle, now a luxury hotel.

## Property Highlights, Accommodation & Services

- Immaculately Presented Detached Family Home
- Tucked Away Location - Edge Of Town Development
- Lounge With Bay Window To Front
- Smart Kitchen/Dining Room With French Doors To Garden
- Two Further Bedrooms And Family Bathroom
- Bedroom One With A Range Of Fitted Mirrored Wardrobes And En-Suite Shower Room
- Separate Utility Area And Ground Floor Cloakroom
- Well Maintained and Enclosed Gardens
- Single Garage, Gas Central Heating And Double Glazing
- Remainder Of An NHBC Warranty (2017)

## Directions

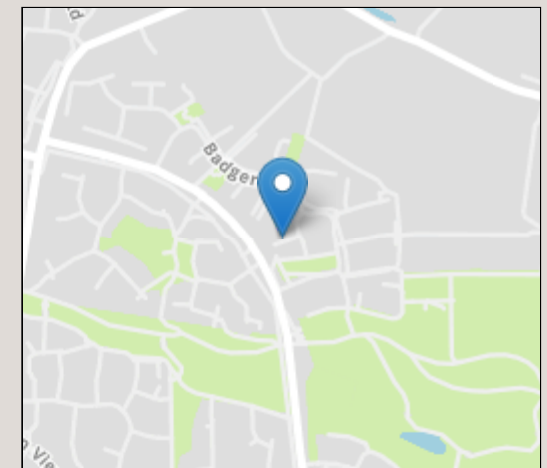
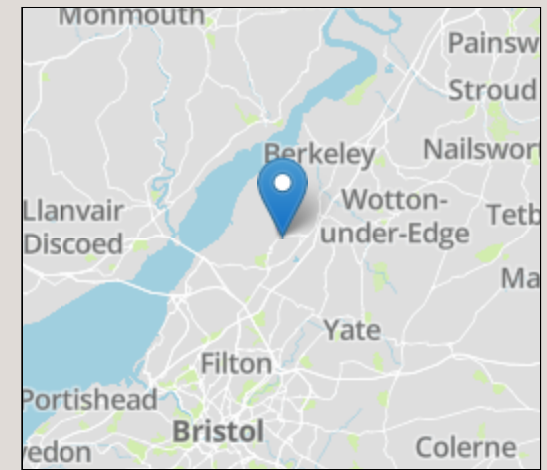
Taking the Gloucester Road from the centre of Thornbury, continue to the edge of the town and turn right into Morton Way. Take the second turning left into Badger Road. Follow the road round to the left and No.86 will be round in a small cul-de-sac on the left hand side.

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

**Tenure** - Freehold

**Additional Information** - Management fees apply

**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			
(92+)	A		92
(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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