

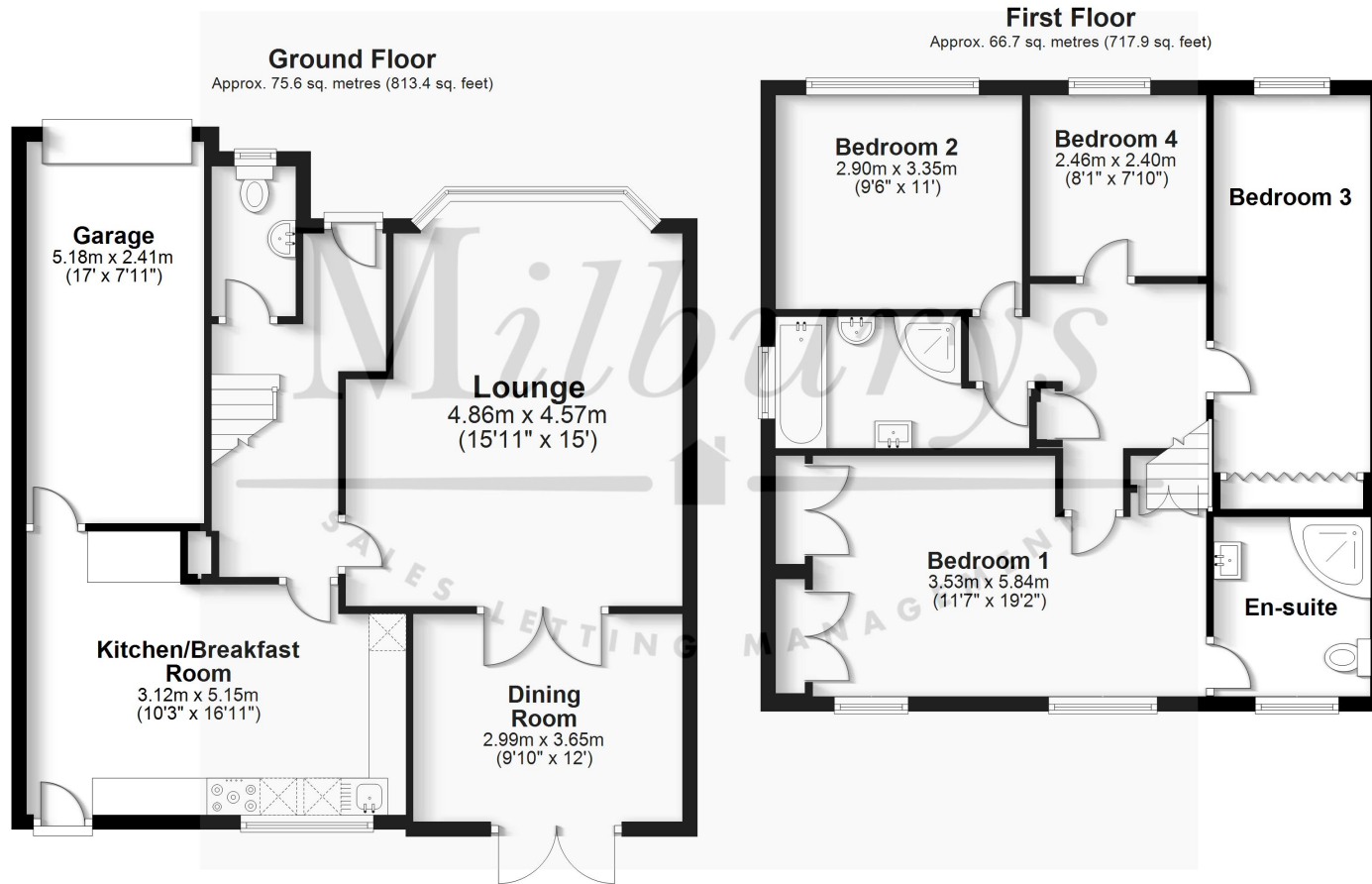
Milburys

SALES LETTING MANAGEMENT



62 Jubilee Drive, Thornbury, South Gloucestershire, BS35 2YH

£510,000



Total area: approx. 142.3 sq. metres (1531.3 sq. feet)

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



62 Jubilee Drive, Thornbury, South Gloucestershire BS35 2YH

This modern home is superbly situated on a popular cul-de-sac in Thornbury, within easy reach of Thornbury town centre, the A38, local primary schools and streamside strolls. It has been beautifully refurbished and is presented to a high standard, thoughtfully laid out, offering great family living space. With garaging, off-street parking and an enclosed south-facing rear garden, it has a lot to offer. Entering the main hallway, on the right, is the all-important cloakroom. To the left you will locate the lounge, offering a bright and fresh living space with large classic bay window and glazed double doors separating the dining room - which allows access to the rear garden. The kitchen/breakfast room is found at the rear of the property, a fabulous 'shaker'-style fitted kitchen giving a modern touch, offering small details' such as cabinet lighting alongside an array of wall and base units, plus space for the family breakfast table. You can also gain access to the integral garage. On the first floor are four great size bedrooms with the principal bedroom benefiting from fitted wardrobes, double windows and an en-suite shower room. Bedroom three also has fitted wardrobes. The family bathroom is clean and fresh, with bathtub and separate shower cubicle, vanity unit and heated towel rail. Further benefits include gas central heating and double-glazing. Hurry to book your viewing today!!

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 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.thecastleschool.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

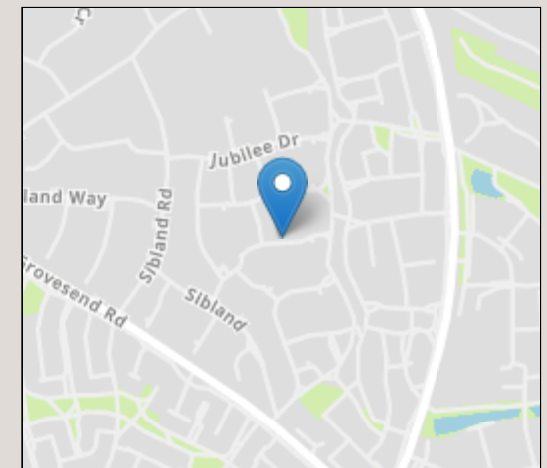
- Four Bedroom Extended Detached Family Home In A Popular Cul-De-Sac In Thornbury
- Within Easy Reach Of Thornbury Town Centre, The A38, Popular Streamside Walks And Local Schools
- Three Doubles And One Large Single • Principal Bedroom With Fitted Wardrobes And Ensuite
- Spacious Lounge/Diner With Bay Window To Front Aspect
- Fabulous 'Shaker Style' Kitchen/Diner With Access To Rear Garden And Garage
- Family Bathroom With Separate Shower Cubicle, Sink Vanity And Heated Towel Rail • Single Integral Garage And Off Street Parking
- South Facing Enclosed Rear Garden

Directions

From Thornbury High Street proceed along Gillingstool into Grovesend Road. Turn left into Sibland Road and second right into Jubilee Drive. Take the second turning right and No.62 can be found in front of you.

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

Tenure - Freehold



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	Government

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