





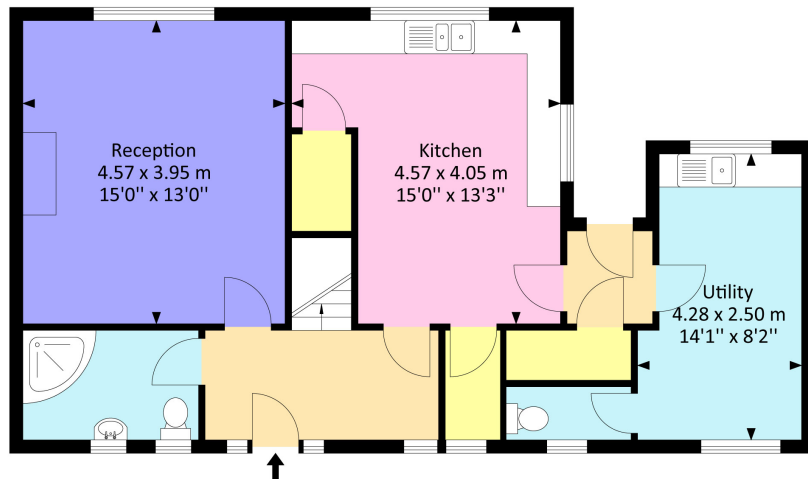
12 Severn View Road, Thornbury, South Gloucestershire, BS351AY

Internal Area (Approx)

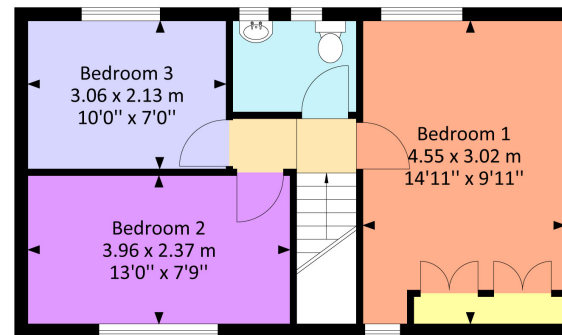
101.80 Sq.M / 1096.0 Sq.Ft

For identification only. Not to scale.

Produced by Energy Plus



Ground Floor



First Floor



# 12 Severn View Road, Thornbury, South Gloucestershire BS35 1AY

Looking for a property bursting with potential set back in a fantastic level plot, a short stroll from Thornbury town centre and all offered with no onward chain, then call us today! This beautifully presented three bedroom home is waiting to be taken on in new ownership and made your own. Entering into the hallway the living room is off to the left with feature fireplace and views over the garden to the rear. To the right, the kitchen/dining room with smart fitted units and access to utility room, boot room and further store room/workshop to the side. The ground floor is completed with bathroom with shower over. Upstairs there are three bedrooms, two doubles and a sizeable single, the principal bedroom has plenty of space for storage and is dual aspect, allowing light to flood in. There is a further W.C to the first floor. The garden is of particular note, set on an extensive plot, featuring patio area, green house, shed and the mature trees and shrubs creating a haven for local wildlife. To the front there is parking for multiple vehicles and further lawn space. An absolute treasure trove of space and potential and a stone's throw from local primary and secondary schools, Oakleaze shop parade and local pub. We can't wait to show you around- call today to arrange your viewing!

## 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](http://www.thecastleschool.org.uk)) which is situated close to Thornbury's Tudor Castle, a luxury hotel.

## Property Highlights, Accommodation & Services

- Semi-detached Three Bedroom Family Home Set On Sizeable Plot
- Three Bedrooms- Two Doubles And Great Sized Single
- Living Room With Feature Fireplace And View Over Garden To The Rear
- Kitchen/Dining Room With Access To Utility, Boot Room And Further Store/Workshop
- Ground Floor Bathroom With Shower Over And Separate W.C
- Incredible Rear Garden- A Haven For Wildlife
- Parking For Multiple Vehicles
- Walking Distance To Local Schools, Shops And Pub
- Offered With NO ONWARD CHAIN!

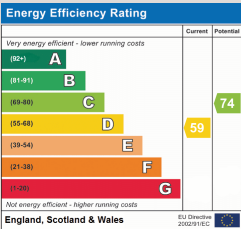
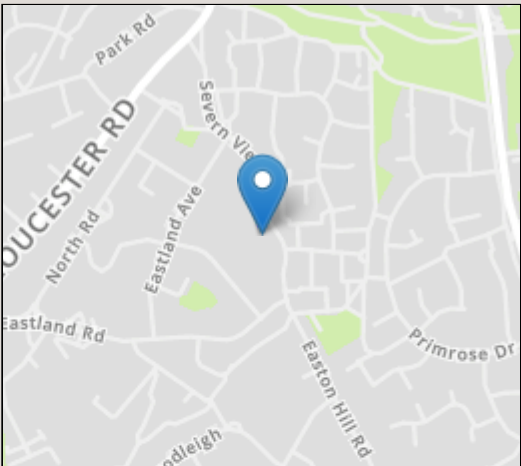
## Directions

From Thornbury High Street head north down the Gloucester Road. Opposite The Anchor Pub turn right onto Severn View Road, follow the bend round and No.12 can be found on you your right.

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

**Tenure** - Freehold

**Contact & Viewing** - Email: [mil\\_thornburysales@milburys.co.uk](mailto:mil_thornburysales@milburys.co.uk) Tel: 01454 417336



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