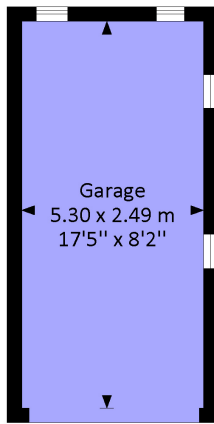




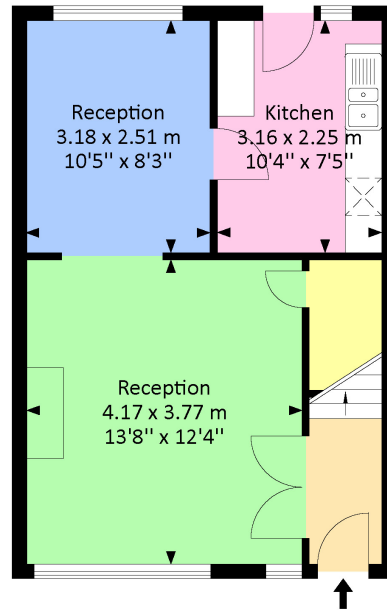
22 Rosslyn Way, Thornbury, South Gloucestershire BS35 1SG

£265,000

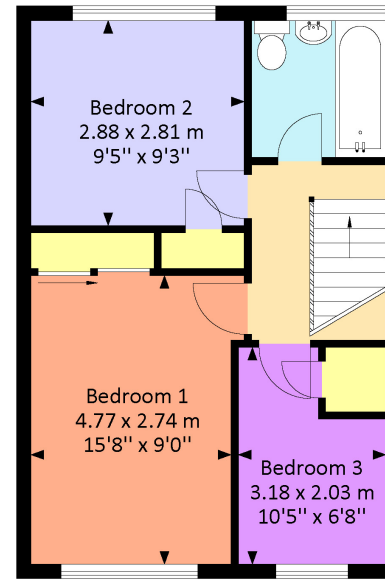
22 Rosslyn Way, Thornbury, Bristol, BS35 1SG  
Internal Area (Approx)  
86.10 Sq.M / 926.80 Sq.Ft  
For identification only. Not to scale.  
Produced by Energy Plus



Garage



Ground Floor



First Floor



# 22 Rosslyn Way, Thornbury, South Gloucestershire BS35 1SG

We are thrilled to offer to the market this excellent mid-terrace home on the 'Castle' side of Thornbury, with streamside walks almost from your doorstep. This delightful home is perfect for first time buyers, downsizers or perhaps an even the investor! The property offers three bedrooms - two doubles and one single, the principal bedroom at the front benefiting from fitted wardrobes. Bedrooms two and three also come with built-in storage cupboards. The family bathroom has shower over bath, fitted vanity unit and heated towel rail - all completing the first floor. Moving downstairs, the lounge/diner is spacious and airy, with a 'green' outlook to the front and the fabulous feature fire surround providing a modern finish. Lastly, the 'Shaker'-style kitchen offers wall and base cabinets and all the space needed for your white goods. Externally, there is an enclosed rear garden laid to lawn and patio, perfect for al-fresco dining, plus a single garage and off-street parking. Please book your viewing today!

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

## Property Highlights, Accommodation & Services

- Three Bedroom Mid Terrace Property Situated Within A Popular Cul-De-Sac In Thornbury
- "Castle Side" Of Thornbury And Within Easy Reach of Local Schools And Thornbury Town Centre
- Spacious Lounge/Diner With Feature Fire Surround Focal Point • Shaker Style Kitchen With Access Through To The Rear Garden
- Family Bathroom With Shower Over Bath, Fitted Vanity And Heated Towel Rail • Principal Bedroom With Fitted Wardrobes
- Garage And Off Street Parking • Gardens To Both Front And Rear • Streamside Walks From Your Front Door

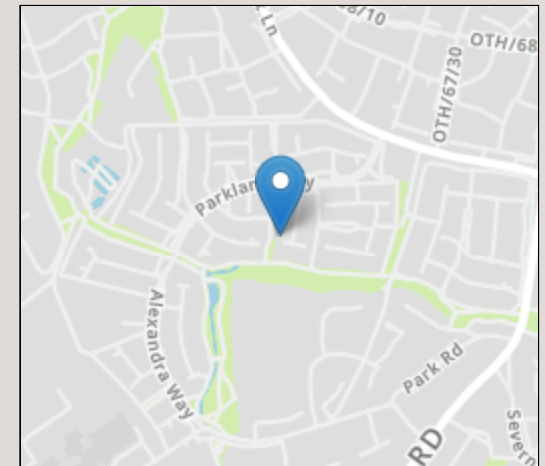
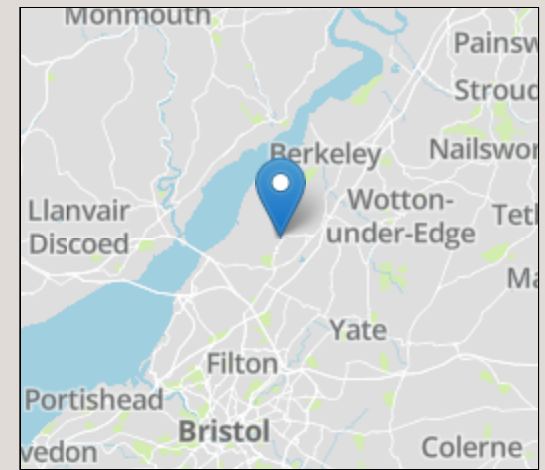
## Directions

From the centre of Thornbury turn north onto the Gloucester Road from the mini roundabout at the bottom of the High Street. Just as Thornbury ends, turn left into Butt Lane, then take the second left into Parkland Way. Follow the road round taking the third left into Rosslyn Way and No. 22 can be found on the right hand side.

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

**Tenure** - Freehold

**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		90
(81-91)	B		
(69-80)	C	75	
(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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