

Milburys

SALES LETTING MANAGEMENT

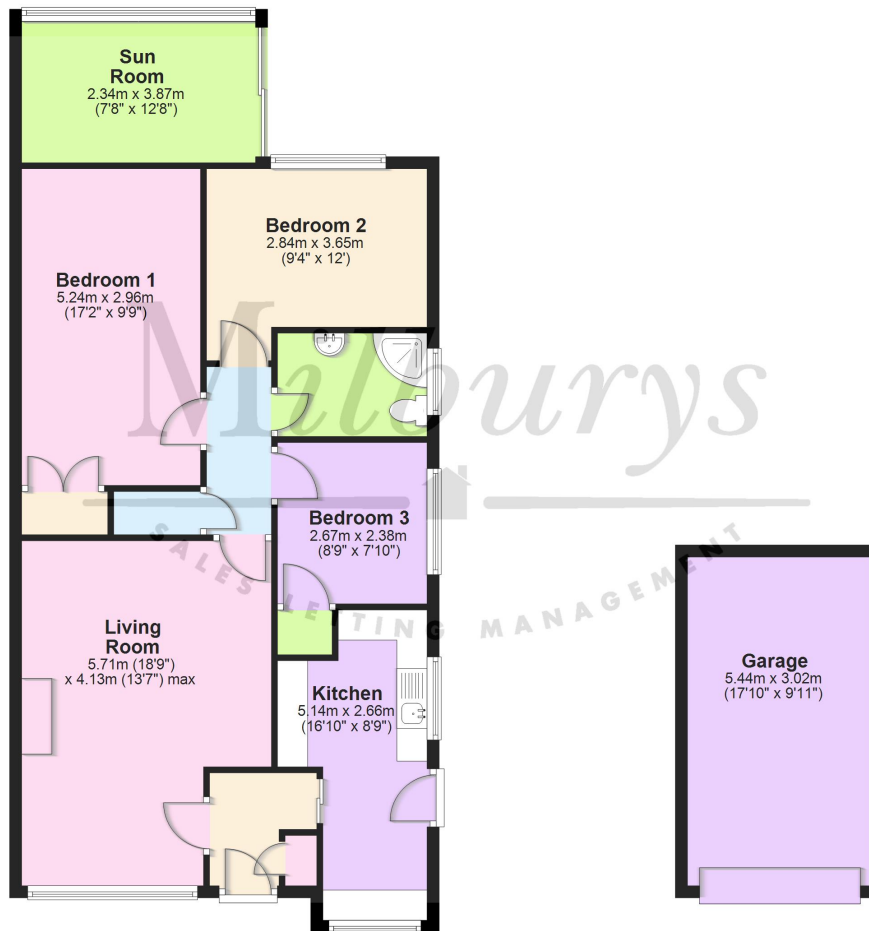


8 Oakleaze Road, Thornbury, South Gloucestershire, BS35 2LQ

£350,000

Ground Floor

Approx. 107.0 sq. metres (1152.2 sq. feet)



Total area: approx. 107.0 sq. metres (1152.2 sq. feet)

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



8 Oakleaze Road, Thornbury, South Gloucestershire BS35 2LQ

A wonderful property, ready and waiting for someone to put their own stamp on it. Located on the much-loved Oakleaze Road, boasting an elevated view over open green space. All within a close proximity of local schools, Thornbury town centre and streamside walks. The bungalow offers three bedrooms, two doubles and one single. The principal bedroom has fitted wardrobes and access to the conservatory, the single bedroom also has a storage cupboard. The spacious lounge/diner is bright and airy with an electric fireplace and large front window to enjoy the view. The fitted kitchen is of a good size and enjoys a dual aspect. The family shower room completes the property. Externally, a mature garden to the front with a gated driveway to the side leading to a single garage with electric roller door. The rear garden again has been well maintained and of a great size. Call to arrange your tour 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.thecastleschool.org.uk) which is situated close to Thornbury's Tudor Castle, a luxury hotel.

Property Highlights, Accommodation & Services

- Three Bedroom Semi Detached Bungalow
- Located On A Much Loved Road Within Thornbury
- Elevated Setting Overlooking Open Green Space
- Spacious Lounge/Diner With Large Front Window
- Family Shower Room
- Fitted Kitchen With A Dual Aspect
- Conservatory
- Gated Driveway To Side Leading To A Garage
- Convenient For Local Schools, Countryside Walks And Thornbury Town Centre
- No Onward Chain!

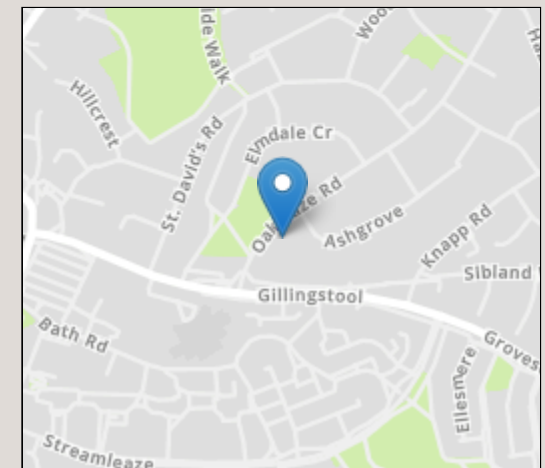
Directions

Travelling away from the centre of Thornbury along the Grovesend Road, take your third left into Oakleaze Road. No.8 will be on your right hand side, a short way along, overlooking the green.

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

Tenure - Freehold

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		79
(55-68)	D	56	
(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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