

The logo for Milburys, featuring the name in a white serif font on a dark blue background.

SALES LETTING MANAGEMENT



25 Lower Court Road, Lower Almondsbury, South Gloucestershire, BS32 4DX

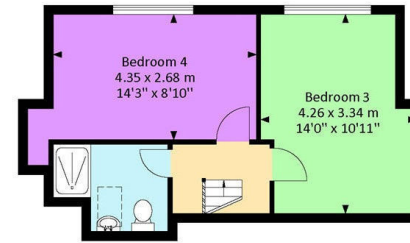
£695,000



25 Lower Court Road,  
 Lower Almondsbury, Bristol, BS324DX  
 Internal Area (Approx)  
 162.70 Sq.M / 1750.90 Sq.Ft  
 For identification only. Not to scale.  
 Produced by Energy Plus



Ground Floor



First Floor



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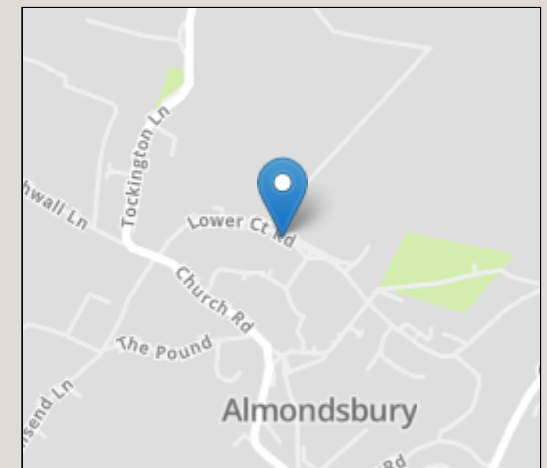
What a find! Come and view this immaculately presented detached chalet-style home offering versatility, light and space in abundance. Situated in a sought after area of Lower Almondsbury, village amenities are all within walking distance along with an enviable outlook across apple orchards towards the Severn Estuary beyond. The bright and welcoming entrance hall sets the scene perfectly, with all ground floor rooms leading off and stairs to the first floor. The generous lounge features a wood-burning stove, with oak mantle above and French doors leading through to the heated and double-glazed conservatory - allowing you to enjoy the garden throughout the year. The smart fitted kitchen/breakfast room, with composite worktops, includes integrated appliances, space for a table and chairs, plus a large picture window and door to outside. There is a second reception room/bedroom four with an aspect across the front garden, a double ground-floor bedroom with a recently created luxury shower room adjacent. A guest cloakroom and separate utility room complete the ground floor. Continue up the stairway passing two useful storage areas set in to the eaves, up to the landing where you will find a shower room and two double bedrooms - each with fantastic views. Outside, the front garden is enclosed by a mature hedge, to the side is a long entrance drive leading to the single garage and workshop/store at the far end. A narrow side pedestrian gate gives access to the rear garden with a generous patio area, lawn, flower and shrub borders plus a summerhouse. Benefits include double-glazing throughout, oil-fired boiler to heat your water, plus air-source heating. We anticipate an immediate response so make sure you make a viewing appointment today!

## Situation

Almondsbury is the first village to the north of the M4/M5 interchange, ideally suited for commuters looking for a more rural lifestyle whilst remaining within easy reach of the city of Bristol. It has a popular primary school at the heart of the village (Ofsted 'Outstanding' 2017). A little further out, the local centre and market town of Thornbury offers a variety of shops, restaurants and a leisure centre. At the hub of Almondsbury are the village shop ([www.almondsburycommunityshop.org.uk](http://www.almondsburycommunityshop.org.uk)), the parish church of St. Marys, The Bowl public house, the doctors surgery and dental practice. The Mall at Cribbs Causeway is just one junction further down the M5 and Parkway Station is approximately 3.7 miles to the south.

## Property Highlights, Accommodation & Services

- Immaculately Presented Detached Chalet Style Property Suitable For All Age Groups
- Outlook Across A Productive Apple Orchard And Countrywide Views Beyond
- Walking Distance From Community Shop, Village Pub, Church And Primary School
- Lounge With Wood-Burning Stove, French Doors To Double Glazed And Heated Conservatory
- Kitchen / Breakfast Room with Views Over Garden, Separate Utility Room
- Snug/Bedroom Four, Further Double Bedroom On The Ground Floor, Luxury Shower Room, Cloakroom
- Two Double Bedrooms Both With Fantastic views And Shower Room On The First floor • Gardens To Front And Rear, Summer House
- Single Garage With Workshop/Store At The Rear, Off-Street Parking
- Double Glazing, Oil Central Heating To Heat Water, Air-Source Heating



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	74
(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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