

The logo for Milburys, featuring the name in a white serif font on a dark blue background. Below the name is a small white house icon, and further down, the words 'SALES LETTING MANAGEMENT' are written in a smaller, white, sans-serif font, following the curve of a thin white line.

Milburys

SALES LETTING MANAGEMENT

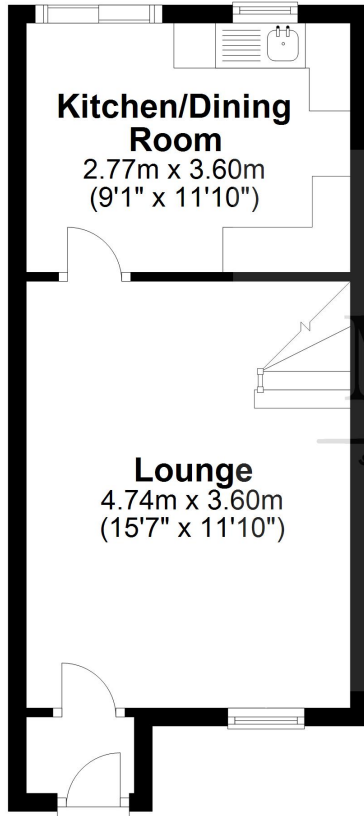


6 Armstrong Close, Thornbury, Bristol, Gloucestershire, BS35 2PQ

£265,000

Ground Floor

Approx. 28.5 sq. metres (307.1 sq. feet)

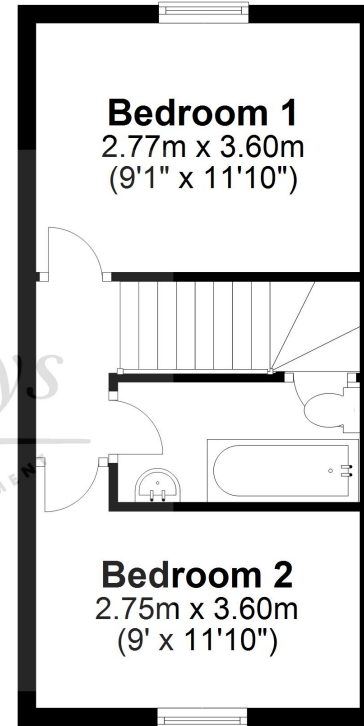


Kitchen/Dining Room
2.77m x 3.60m
(9'1" x 11'10")

Lounge
4.74m x 3.60m
(15'7" x 11'10")

First Floor

Approx. 27.4 sq. metres (295.4 sq. feet)



Bedroom 1
2.77m x 3.60m
(9'1" x 11'10")

Bedroom 2
2.75m x 3.60m
(9' x 11'10")

Total area: approx. 56.0 sq. metres (602.4 sq. feet)

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



6 Armstrong Close, Thornbury, Bristol, Gloucestershire BS35 2PQ

A smart and well kept, two bedroom property situated on a popular cul-de-sac just a short stroll from Thornbury town centre and all the local amenities. The A38 is close by for the commuter and countryside walks aplenty! This superb property offers well balanced accommodation over two floors and has been freshly decorated throughout, including new carpets and is ready and waiting for its new owners! Perfect for the first time buyer, investor or downsizers. Entering through the porch into the spacious lounge which is bright and airy then onto the kitchen/breakfast room to the rear which benefits from patio doors leading out onto the enclosed rear garden. Moving to the the first floor, two well sized double bedrooms and a family bathroom that is clean and fresh and offers an electric shower over bath. Externally, the property boasts off street parking and a sizeable enclosed rear garden. Please do not hesitate to arrange your viewing today. No Chain!!

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

- Two Double Bedroom Semi Detached Property
- Situated Close To Thornbury Town Centre And The A38
- Freshly Updated By The Current Owner
- Entrance Porch With Coat Hanging Space
- Family Bathroom With Shower Over Bath
- Fantastic Size Rear Garden
- Off Street Parking
- Gas Central Heating And Double Glazing
- NO CHAIN!!

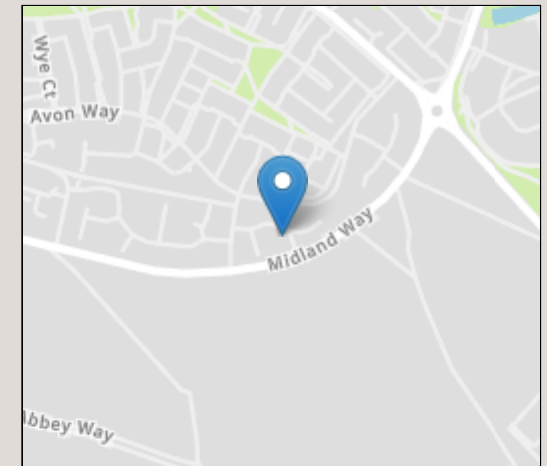
Directions

From Thornbury High Street turn into Midland Way. Take the second left turn into Link Road and then first right into Armstrong Close. The property can be found on the left hand side.

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

Tenure - Freehold

Contact & Viewing - Email: thornbury@milburys.co.uk Tel: 01454 417336



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 87 |
| (69-80) | C | 70 | |
| (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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