

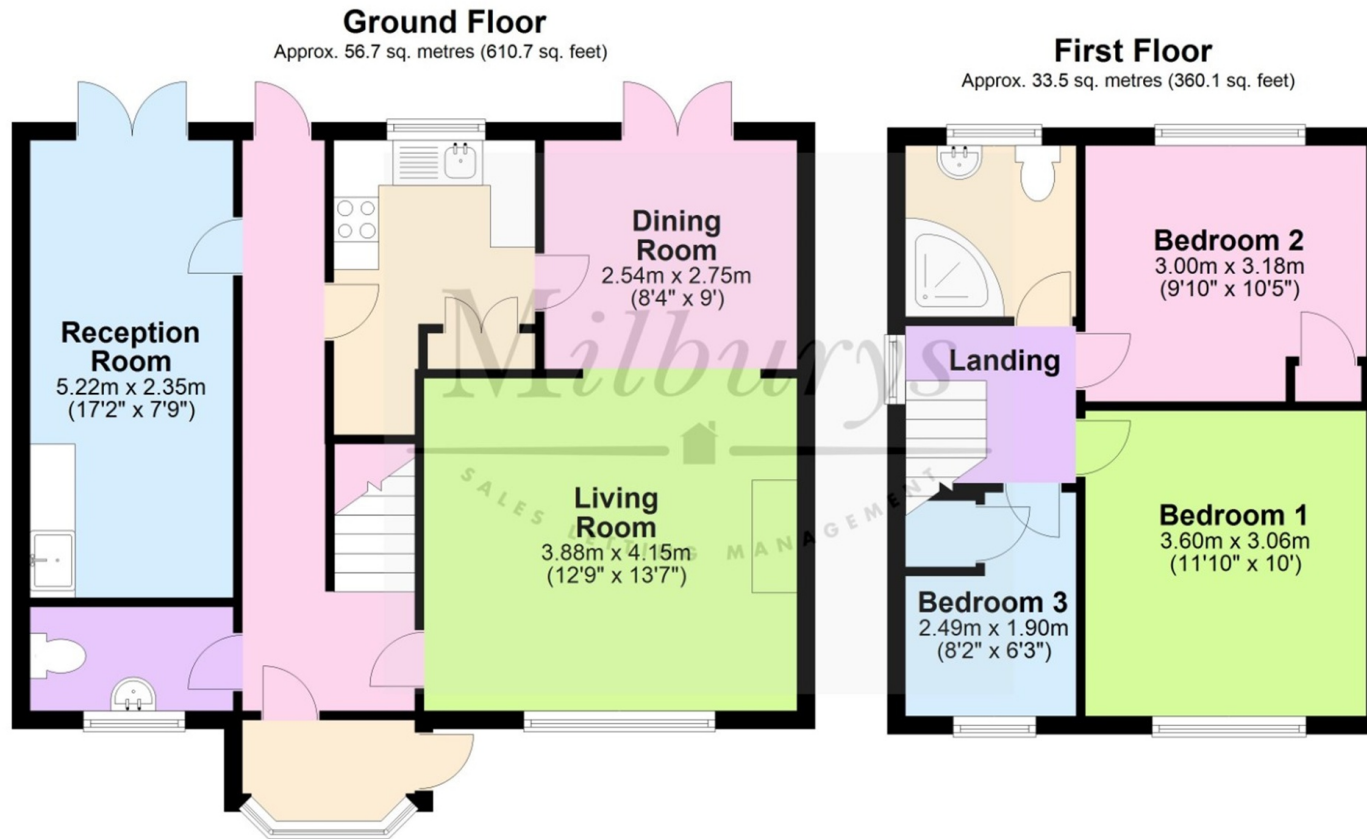
The logo for Milburys, featuring the name in a white serif font on a dark blue background.

SALES LETTING MANAGEMENT



19 Regents Close, Thornbury, South Gloucestershire, BS35 1HX

£420,000



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A hidden gem- secreted away in a leafy cul-de-sac location, this pretty, three bedroom link Detached home is pristinely presented and ready to be taken on in new ownership! The property's manicured frontage overlooks a footpath used by dog walkers and countryside ramblers alike, taking you along to some of Thornbury's most favoured walks. Beautifully kept and incredibly welcoming, setting the scene for the rest of this family home- a useful porch area invites you in and allows access to the main living area. The dual aspect lounge/diner lets light flood in and provides plenty of room for both dining and living suite, with a cosy bio-ethanol burner creating the perfect level of ambience. From there the kitchen is bright and modern with all the required space for family mod-cons. Back across the hallway the garage conversion provides additional flexible living space and is currently used as a useful utility area. Completing the ground floor is the cloakroom. Upstairs there are three bedrooms, two doubles and a single- perfect for a child's bedroom or office space should it be required and the family bathroom. The property's rear garden is a real jewel in the crown with it's large seating area, level lawn, greenhouse and pond providing plenty of space to potter in the summer months and with a useful store area to the side. Benefits include driveway for two cars, gas central heating and UPVC double glazing. Located just a stone's throw from the local primary and secondary school and local amenities on your doorstep, this lovely family home could be the perfect property for all- call today to arrange your tour!

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 pedestrianised High Street offers a wide variety of shops, cafes, pubs and restaurants. Other facilities include the leisure centre, golf course and library, plus 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, link detached family home
- Envious 'Castle side' location
- Dual aspect lounge/diner with feature fireplace
- Recently modernised kitchen with versatile separate utility area
- Two sizeable double bedrooms and further single
- Family bathroom and downstairs W.C
- Perfectly manicured rear and front gardens, providing curb appeal in abundance
- Store area to the side providing plenty of additional storage
- A short walk to local primary and secondary school
- Countryside rambles from your doorstep

Directions

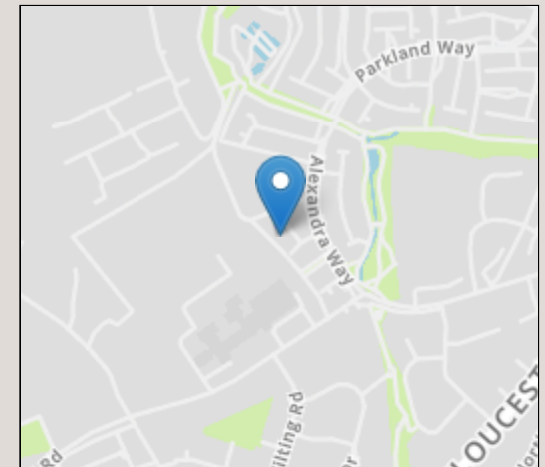
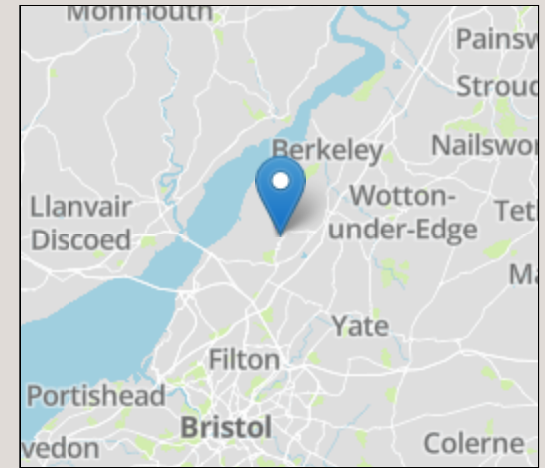
From the centre of Thornbury, drop down Castle Street, past Thornbury Castle and St. Mary's Church, left after The Castle Secondary School into Alexandra Way, then second left into Regents Close. Follow the road round to the right and No 19 is on the left hand side (rear approach)

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

Tenure - Freehold

Additional Information - www.southglos.gov.uk Council Tax Band D

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		
(69-80)	C		
(55-68)	D	65	80
(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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