

Milburys

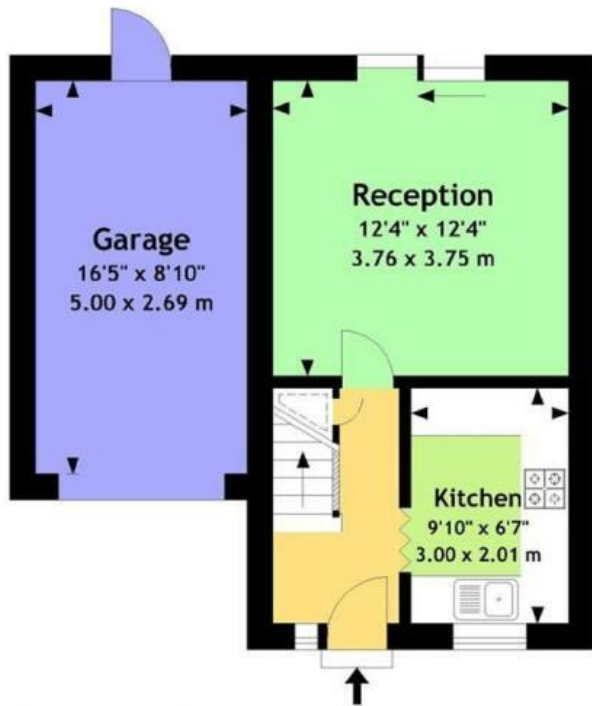
SALES LETTING MANAGEMENT



145 Park Road, Thornbury, South Gloucestershire, BS35 1FW

£285,000

145 Park Road, Thornbury, Bristol BS351FW
Gross internal area (Approx)
80.10 sq m / 862.00 sq ft
For identification only. Not to scale.
Produced by Energy Plus



Ground Floor



First Floor



145 Park Road, Thornbury, South Gloucestershire BS35 1FW

Ideal for first time buyers, investors and for those looking for easy maintenance living in a fantastic location, is this very neat and tidy two bedroom staggered terraced home. Situated on the edge of the town, there is a bus stop within a few hundred yards and the local Anchor Pub as well as a plethora of countryside walks and local convenience store a short stroll away. Well maintained and cared for in it's current ownership, the accommodation includes a smart fitted kitchen and living/dining room with sliding patio doors to the garden, bringing the outside in. On the first floor are two bedrooms, the master being double aspect, sizeable and with fitted wardrobe, family bathroom with shower over bath and useful box room/snug large enough to house a small desk and bed if required or perhaps the perfect nursery! Outside the garden is fully enclosed with plenty of space for entertaining, there's a rear door to the single garage and off-street parking to the front. Highly recommended!

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 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.castle.gloucs.sch.uk) which is situated on the edge of open countryside close to Thornbury's Tudor Castle, now a luxury hotel.

Property Highlights, Accommodation & Services

- Well Maintained Two Bedroom And Additional Office Staggered Terrace Home
- Ideal Location On The Edge Of Thornbury Close To Local Amenities
- Smart Fitted Kitchen And Lounge/Diner
- Large Principle Bedroom With Built In Storage
- Family Bathroom With Shower Over Bath
- Fully Enclosed, Easy Maintenance Garden Perfect For Alfresco Dining
- Perfect First Time Buyer, Investor And Downsizer Home
- A Short Distance from The Local Bus Stop Making This The Perfect Commuter Home

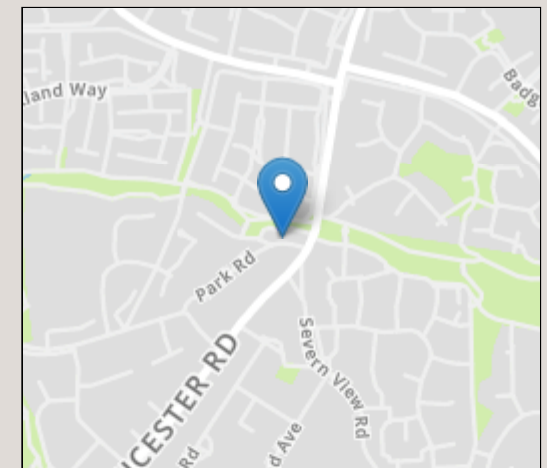
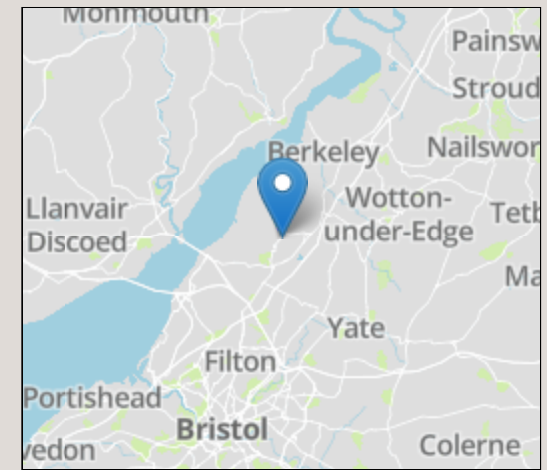
Directions

As you approach the outskirts of Thornbury along Gloucester Road, you will see The Anchor Pub on the left hand side. Turn immediately left after the pub into Park Road. The property is a few doors along on your right 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		88
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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