

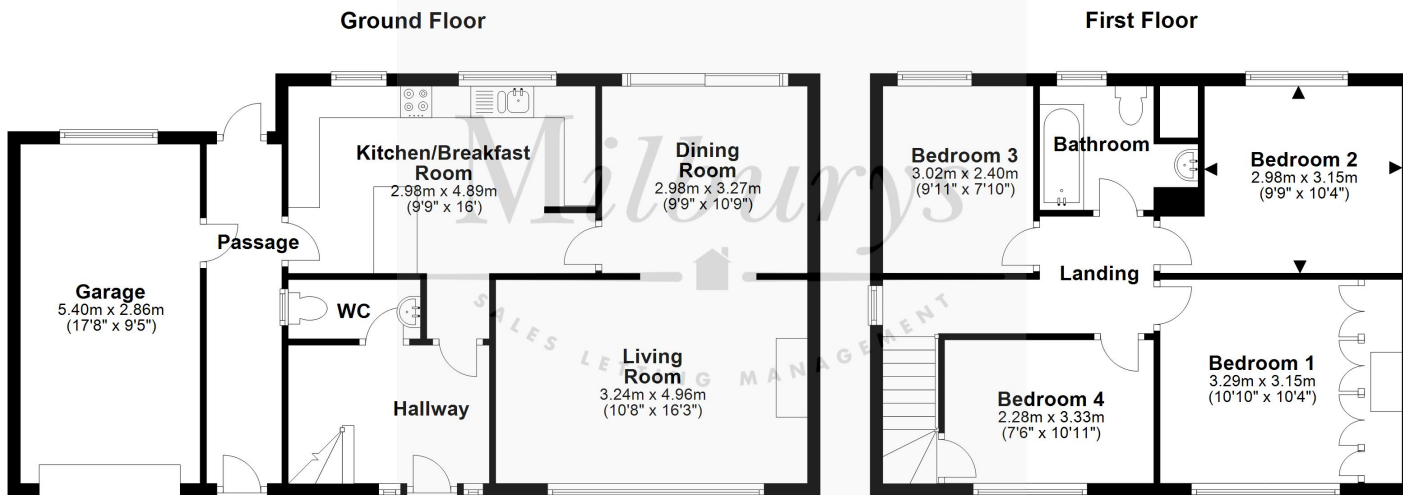
The logo for Milburys, featuring the name in a white serif font on a dark blue background.

SALES LETTING MANAGEMENT



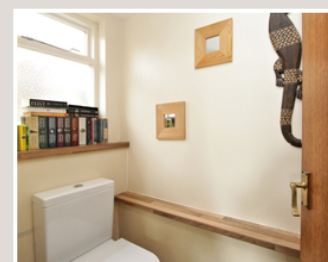
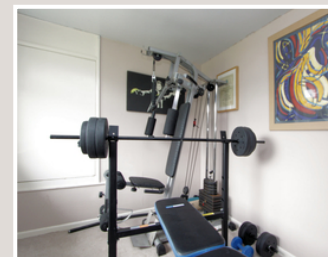
15 Church Avenue, Falfield, South Gloucestershire, GL12 8BY

£389,950



Total area: approx. 127.3 sq. metres (1369.8 sq. feet)

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



15 Church Avenue, Falfield, South Gloucestershire GL12 8BY

This detached family home is set back from the road in front, offering a generous level plot of circa 0.25 acre and scope to extend (subject to any planning consents). In need of refurbishment, the property offers a future buyer the opportunity to make their own mark utilising the space on offer to update the accommodation required for a growing family. The gardens are a particular feature, lovingly created and cultivated by the current owner offering many specimen plants and trees. There are areas to sit and enjoy your surroundings, a generous patio, a wildlife pond with ornamental lilies, a treehouse and summer house - it really is a sight to behold! Once inside a welcoming hallway has stairs to the first floor and a useful ground-floor cloakroom. Straight ahead is the fitted kitchen/breakfast room, with integrated appliances and a breakfast bar, leading through to the dining room with patio doors to the garden and on to the open-plan lounge at the front with wood-burning stove. From the kitchen/breakfast room, the side door opens out to a covered walkway running front to rear with internal access to the single garage. The first floor offers four bedrooms, one with fitted wardrobes and a second with a built-in storage cupboard. The family bathroom, now in need of upgrading, is generous in size and has a shower over the bath. The front garden is laid mainly to lawn with a further area of lawn to the side and the driveway has space for several vehicles. A great opportunity to create a home offering space both inside and out! Make your viewing request today.

Situation

The village of Falfield is situated just to the west of junction 14 of the M5 ideal for commuting to Gloucester to the north and Bristol to the south. There are nearby primary schools in Stone and Tortworth and secondary schools include The Castle School in Thornbury and Katharine Lady Berkeley's in Kingswood, Gloucestershire. Falfield benefits from a village post office and general stores, The Huntsman Public House and church. A more extensive range of shopping and leisure facilities can be found in Thornbury approximately 4 miles to the south.

Property Highlights, Accommodation & Services

- Detached Family Home In Need Of Updating, Ripe To Make Your Own Mark
- Easy Access To M5 J14 At Falfield, Village Post Office And Stores Within Walking Distance
- Plot Circa 0.25 Acre With Scope To Extend Subject To Any Planning Consents
- A Unique Garden, Lovingly Created By The Current Owner, A Tropical Paradise!
- Lounge With Wood Burning Stove And Large Picture Window To Front
- Separate Dining Area/Study With Patio Doors To Garden
- Fitted Kitchen With Integrated Appliances And Breakfast Bar, Outlook Across The Garden
- Four Double Bedrooms And Family Bathroom
- Single Garage And Off-Street Parking For Several Vehicles

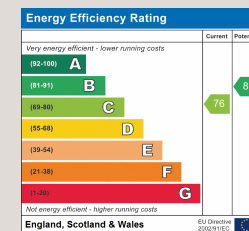
Directions

From junction 14 of the M5 take the B4509 towards the A38/Thornbury. At the traffic lights turn left. Turn right immediately past Falfield Village Church into Sundayshill Lane. Branch left into Church Avenue and No 15 will be found at the far end on the right hand side.

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

Tenure - Freehold

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



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