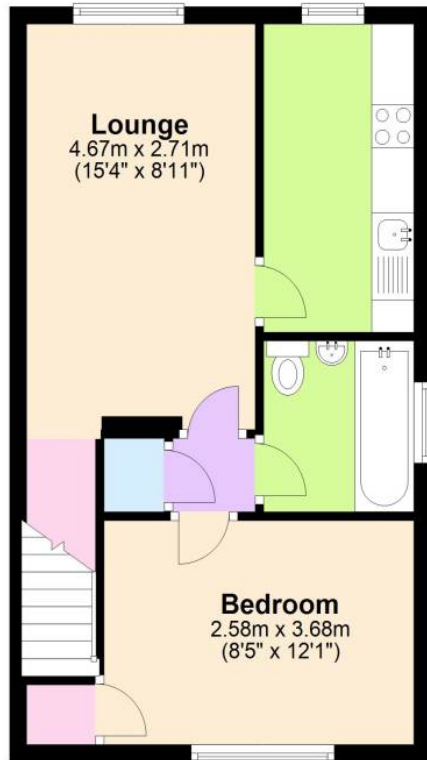






### First Floor

Approx. 37.0 sq. metres (398.8 sq. feet)

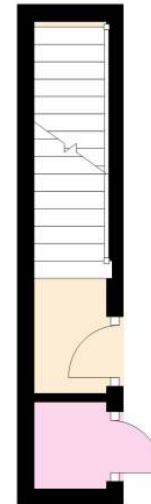


Total area: approx. 41.7 sq. metres (448.4 sq. feet)

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

### Ground Floor

Approx. 4.6 sq. metres (49.6 sq. feet)



# 48 Osprey Park, Thornbury, South Gloucestershire BS35 1LY

Calling all first time buyers and investors! This modern and spacious first floor flat with private entrance is ready to move straight in. Situated in a quiet cul-de-sac overlooking the park, within an easy stroll to Thornbury high street and all the amenities on offer. Entering through the front door into the private hallway, heading up the stairs you will locate a spacious bright and airy living room with electric fire. Moving on to the modern fitted kitchen, with wall and base units, freestanding double oven and hob and space for a washing machine/dishwasher. Beyond the living room, a great size double bedroom benefiting from large built in wardrobes'. The family bathroom enjoys shower over bath. Further benefits include, an allocated parking space plus additional visitor spaces, UPVC double glazing and electric heating. Early Viewings are recommended. 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 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.the.castleschool.org.uk](http://www.the.castleschool.org.uk)) which is situated close to Thornburys Tudor Castle, a luxury hotel.

## Property Highlights, Accommodation & Services

- One Bedroom Self Contained First Floor Flat With Private Entry
- Double Bedroom With Built In Storage
- Bright And Airy Lounge
- Fitted Kitchen With Freestanding Double Oven And Hob
- Fitted Bathroom With Shower Over Bath
- UPVC Double Glazing And Electric Heating
- Allocated Parking
- No Chain

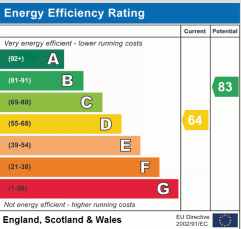
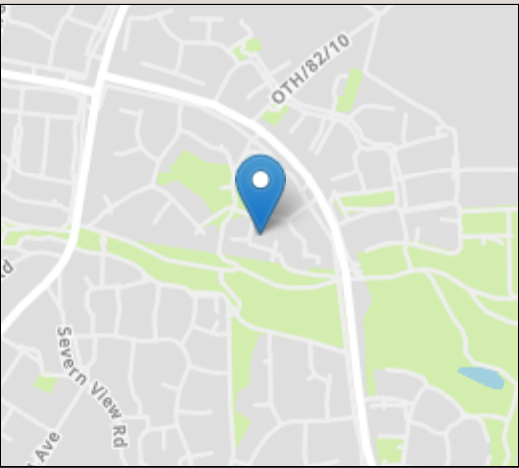
## Directions

Leaving Thornbury on the Gloucester Road take the last turning right on the edge of town into Morton Way. Take the second right into Osprey Park. Take the second left turn following the road all the way round. No.48 can be found in front of you.

**Local Authority & Council Tax** - South Gloucestershire Council - Tax Band A

**Tenure** - Leasehold

**Contact & Viewing** - Email: [mil\\_thornburysales@milburys.co.uk](mailto:mil_thornburysales@milburys.co.uk) Tel: 01454 417336



IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at [www.milburys.co.uk](http://www.milburys.co.uk)



