

Milburys

SALES LETTING MANAGEMENT



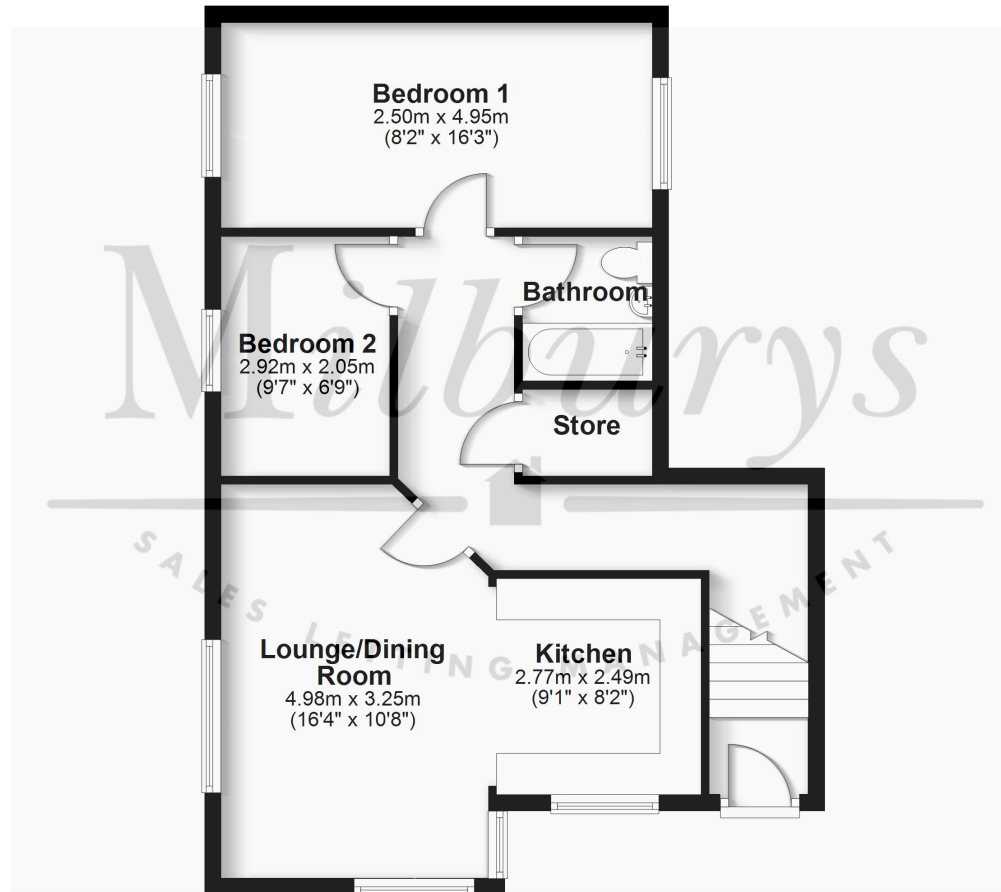
117 Park Road, Thornbury, South Gloucestershire BS35 1FW

£205,000



## Ground Floor

Approx. 59.4 sq. metres (639.8 sq. feet)



Total area: approx. 59.4 sq. metres (639.8 sq. feet)

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



# 117 Park Road, Thornbury, South Gloucestershire BS35 1FW

Situated on the site of a historic mill in the market town of Thornbury is this beautifully presented two bedroom apartment with private entryway. Entering the property you will find a sizeable hallway with space to kick off your shoes and coat. The kitchen area is contemporary in design with sleek quartz countertops and modern units including fitted fridge/freezer, microwave, dishwasher, washing machine, oven and hob, the peninsula opens onto the living/dining room with ample space for dining and living suites. The dual aspect windows overlook a stunning Spring flowering magnolia tree and provide an open view over the rest of the estate, allowing light to flood in. Along the hallway to the bedrooms, the principle at the rear of the property is a superb space with room for both large bed and storage, the second bedroom would make a fantastic single room or office if required. Completing the property is a pristine bathroom with shower over bath. Outside provides two parking spaces and walks from the threshold. A short jaunt away is the local pub, serving excellent home cooked meals, and usefully located convenience store. Secreted away along Thornbury's much favoured 'Streamside walk', this lovely property, in a fantastic location is the perfect initial step on to the housing market or a ready to rent property for a landlord looking for their next investment. Call today to arrange a tour!

## Situation

Thornbury is a thriving market town surrounded by beautiful open countryside, situated 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 and historic High Street offers a wide variety of shops, cafes, pubs and restaurants. 'The Mall' at Cribbs Causeway is a sort drive to the south, for those looking for a wider range of High Street brands. Local facilities and amenities include the leisure centre and swimming pool, the golf course, the library, plus open community spaces, parks and sports grounds/clubs – including tennis, cricket, rugby and football. The town is blessed with a number of primary and junior schools, plus The Castle secondary school ([www.thecastleschool.org.uk](http://www.thecastleschool.org.uk)) which is situated close to Thornbury's Tudor Castle, now a luxury hotel. The nearest independent school is Tockington Manor School.

## Property Highlights, Accommodation & Services

- Two bedroom apartment with private entryway
- Two parking spaces included
- Benefits include UPVC double glazing and gas central heating
- Modern kitchen/dining/living area
- Two fantastic bedrooms- one double and a single
- Pristine bathroom with shower over
- Walks from the threshold and a short walk to local pub and convenience store
- Secreted away in quiet location at the rear of the estate
- Over 900 years remaining on the lease

## Directions

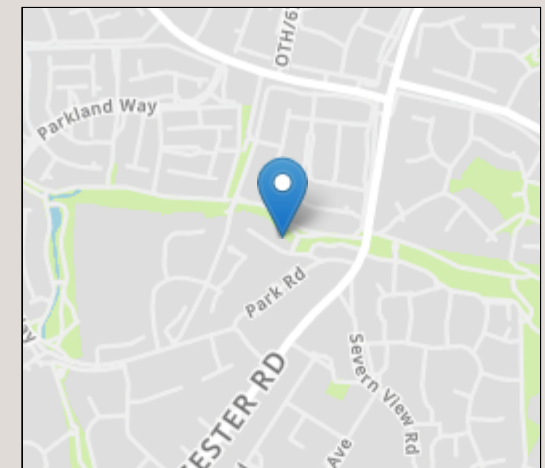
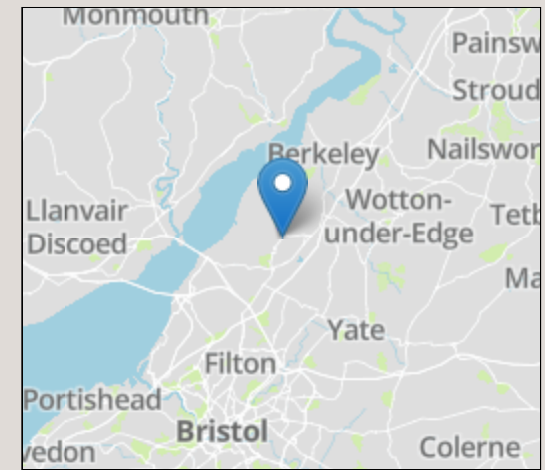
As you approach the outskirts of Thornbury along Gloucester Road, you will see The Anchor Pub on the left hand side. Turn immediately left after the pub into Park Road. You will see the complex ahead. Proceed into the development and No 117 can be found directly in front of you next to the archway.

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

**Tenure** - Leasehold

**Additional Information** - Management fees apply

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	65
(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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