

Milburys

SALES LETTING MANAGEMENT

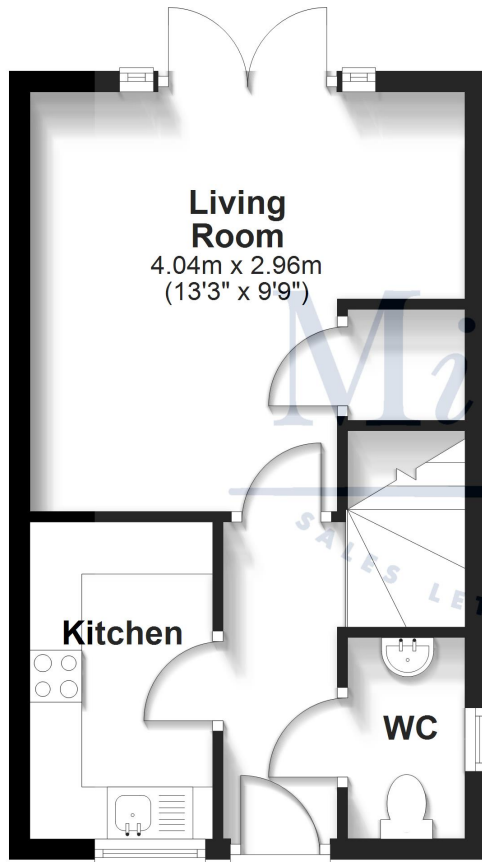


132 Barley Fields, Thornbury, Bristol, Gloucestershire, BS35 1AQ

£295,000

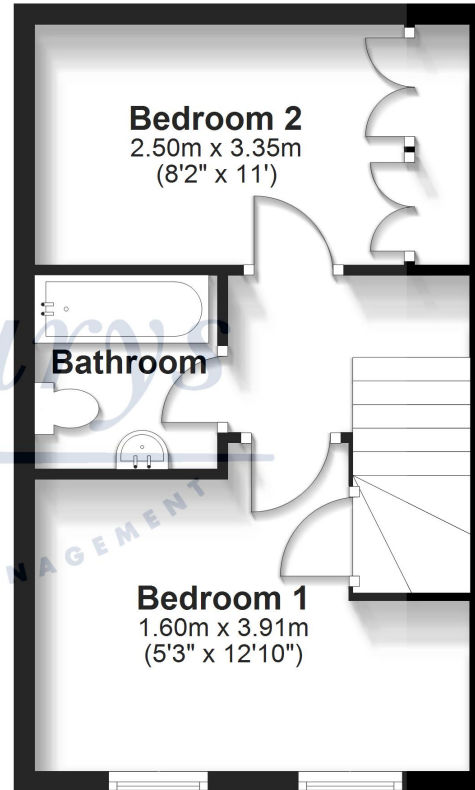
## Ground Floor

Approx. 29.6 sq. metres (319.0 sq. feet)



## First Floor

Approx. 29.7 sq. metres (319.9 sq. feet)



Total area: approx. 59.4 sq. metres (638.9 sq. feet)

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



# 132 Barley Fields, Thornbury, Bristol, Gloucestershire BS35 1AQ

A property that you can simply walk in, unpack and enjoy!! Immaculately presented and finished to a high standard, this two double bedroom property is simply beautiful. Situated on a popular Thornbury development, offering a fabulous sized enclosed rear garden, off street parking and countryside walks from your doorstep. Entering through the front, you feel instantly at home. To your left you will locate the fitted kitchen, offering plenty of wall and base units and integrated appliances. All of which are perfectly kept. Moving to the rear of the property the lounge/diner is bright and airy with a panelled feature wall, French doors allowing access to the garden and storage cupboard. The cloakroom completes the ground floor. Moving to the first floor, the principal bedroom is simply divine, with two windows allowing light to flood in, fitted mirrored wardrobes supplying elegance and continuing the modern interior, it is the perfect restful space. Bedroom two doesn't disappoint, again with double windows, a panelled feature wall providing a modern aesthetic and an added benefit of a storage cupboard. Completing the first floor is the family bathroom, with shower over bath and heated towel rail. Externally, the property offers off street parking and side access to the generous rear garden. A further benefit is the remainder of the 10 year NHBC warranty. This is not an opportunity you would want to miss out on, arrange your tour today. 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 part-pedestrianised High Street offers a wide variety of shops, cafes, pubs and restaurants. Other facilities include the leisure centre, golf course and library, 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](http://www.thecastleschool.org.uk)) which is situated close to Thornbury's Tudor Castle, a luxury hotel.

## Property Highlights, Accommodation & Services

- Two Double Bedroom End Of Terrace Property
- Immaculately Presented And Situated On A Popular Thornbury Development
- Spacious Lounge/Diner With French Doors Opening Out Onto The Enclosed Rear Garden
- Beautiful Fitted Kitchen With Integrated Appliances
- Principal Bedroom With Bespoke Fitted Wardrobes
- Modern Family Bathroom With Shower Over Bath
- The Remainder Of An NHBC Warranty Dated 2020
- Cloakroom And Off Street Parking
- No Onward Chain!

## Directions

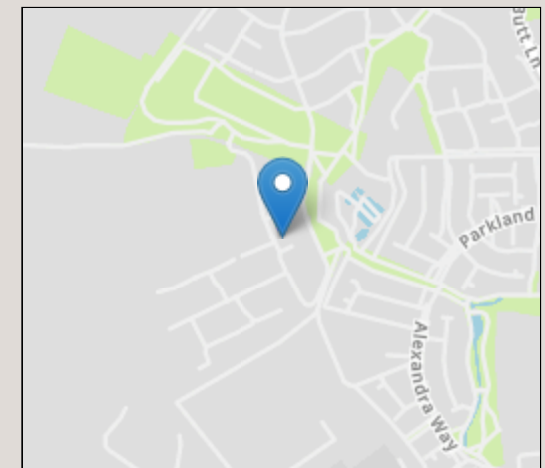
Entering Thornbury from the north, take the first right into Butt Lane, then fourth left into Barley Fields. Stay on this road continuing over the bridge, you will bend round to the right then the left. Follow the road along and No.132 can be found on your right.

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

**Tenure** - Freehold

**Additional Information** - Management Fees Apply

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(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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