



Milburys

SALES LETTING MANAGEMENT

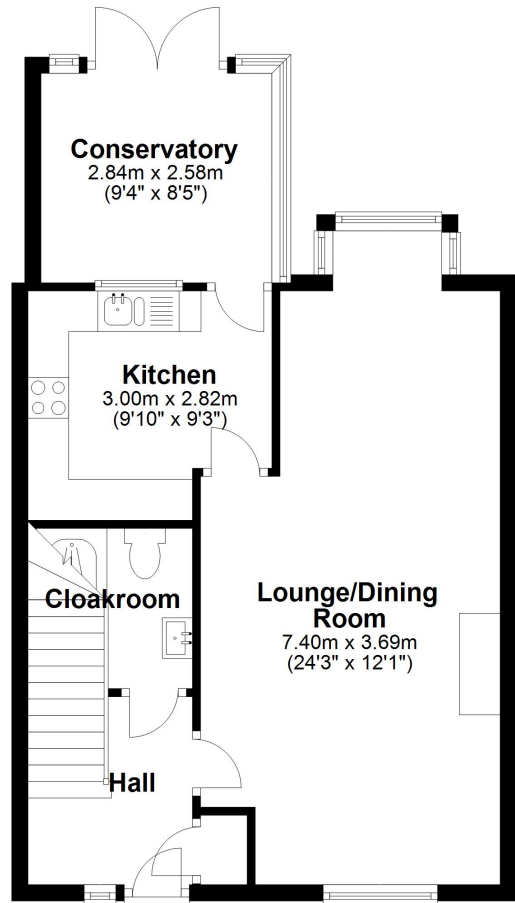


10 Courville Close, Alveston, South Gloucestershire BS35 3RR

£300,000

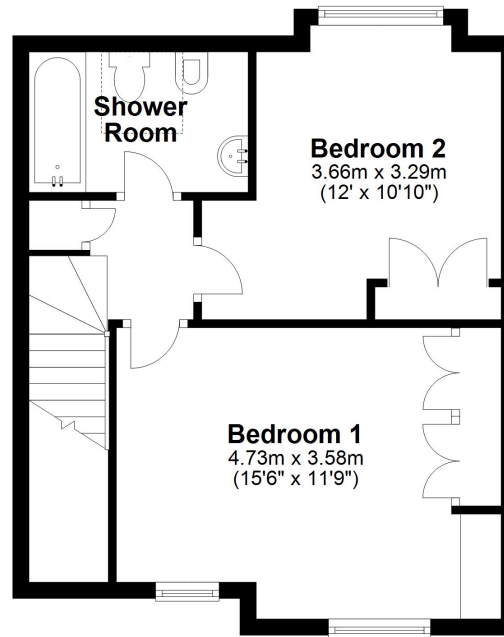
Ground Floor

Approx. 51.2 sq. metres (551.1 sq. feet)



First Floor

Approx. 39.6 sq. metres (426.0 sq. feet)



Total area: approx. 90.8 sq. metres (977.1 sq. feet)

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



10 Courville Close, Alveston, South Gloucestershire BS35 3RR

Courville Close is a well kept, modern, managed development for the over 60's. Situated within the popular village of Alveston, Just a stroll away from Alveston parade of shops and a short drive from the market town of Thornbury. Each property has its own enclosed rear garden and the benefit of the communal grounds. The property can be found to the front of the development, overlooking the ornamental pond. The accommodation includes hallway, ground floor shower room, dual-aspect lounge/dining room with bay windows, a smart fitted kitchen with access to the conservatory which leads out to the low maintenance rear garden. To the first floor, two double bedrooms and a fitted bathroom. Benefits include gas central heating, Upvc double-glazing and single garage. The on-site development manager is available daily during the 'working' work. Each property has emergency pull-cords which operate 24 hours a day. Management charges for the financial year 2024/2025 are £3600.20 pa. This includes buildings' insurance, external property maintenance, communal gardening, the provision of the on-site development-manager and the pull-cord service. No onward chain!

Situation

Alveston is situated to the north of Bristol, some 4.3 miles from the M4/M5 interchange at Almondsbury, 7.2 miles from Bristol Parkway Station and 10.5 miles from the city centre – ideal for commuters. The Severn Bridge and the M48 (M4/South Wales) is 4.6 miles to the west. The village boasts a secondary school www.marlwood.com and St Helens Primary School. The parade of shops has an award-winning butcher, post office and other stores, plus a public house and two hotels. The market town and local centre of Thornbury is 1.3 miles to the north with leisure centre, high street shops, cafes and supermarkets.

Property Highlights, Accommodation & Services

- Managed Development For The Over 60's
- UPVC Double Glazing, Gas Central Heating And No Onward Chain!
- Off Street Parking & Single Garage
- Smartly Maintained Landscaped Grounds
- Onsite Manager And Emergency Pull-Cord System
- Entrance Hall And Cloakroom With Shower Cubicle
- Open-Plan Lounge Dining Room With Dual Aspect Bay Windows
- Modern Fitted Kitchen Leading Through To Conservatory
- Two Double Bedrooms With Fitted Wardrobes Plus Bathroom
- No Onward Chain!

Directions

Travelling into Alveston from the south, turn left just before the traffic lights into David's Lane, then left again almost immediately into Courville Close. No. 10 can be found at the front of the development facing onto the pond.

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

Tenure - Freehold

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



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