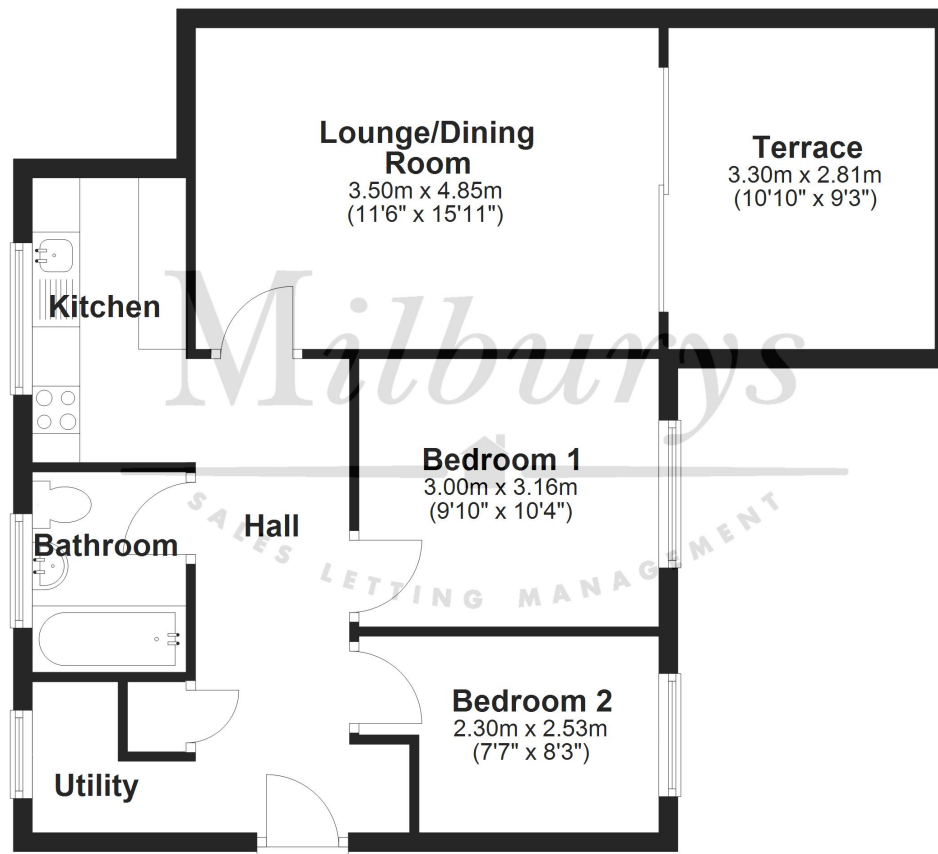




Ground Floor

Approx. 64.2 sq. metres (690.7 sq. feet)



Total area: approx. 64.2 sq. metres (690.7 sq. feet)

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



3, Cabot House, Sibland Way, Thornbury, Bristol, Gloucestershire BS35 2ED

Calling all first time buyers, investors and downsizers!! Located within a desirable area of Thornbury, close to the town center, the A38 at Grovesend and Oakleaze road parade, this really is a hidden gem. Recently refurbished and modernised throughout not leaving an inch left untouched allowing you to simply move in and unpack. Upon entering the welcoming hallway, to the left an enclosed utility and to the right, a convenient space for your coats and shoes. Continuing along, two great bedrooms to your right and to your left, the newly fitted bathroom, with shower over bath, basin and WC. Next you will find the fabulous kitchen with modern countertops, cabinets and little luxuries like a wine fridge! The lounge is a standout feature, with great light, space and even a terrace to enjoy the summer evening dining alfresco. Externally, communal green space which is well maintained, garage and parking! Feel free to book your viewing today.

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 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.thecastleschool.org.uk) which is situated on the edge of open countryside close to Thornbury's Tudor Castle, now a luxury hotel.

Property Highlights, Accommodation & Services

- Two Bedroom Purpose Built Ground Floor Apartment Newly Refurbished And Modernised
- Perfectly Located Close To Thornbury Town Centre, Oakleaze Road Parade And The A38
- Welcoming Hallway With Enclosed Utility
- Bright And Airy Lounge With Patio Doors Leading Out To The Balcony
- Newly Fitted Kitchen With All The 'Mod-Cons'
- Newly Fitted Bathroom With Shower Over Bath (to be completed shortly)
- A Modern Electric Heating System
- Garage And Parking

Directions

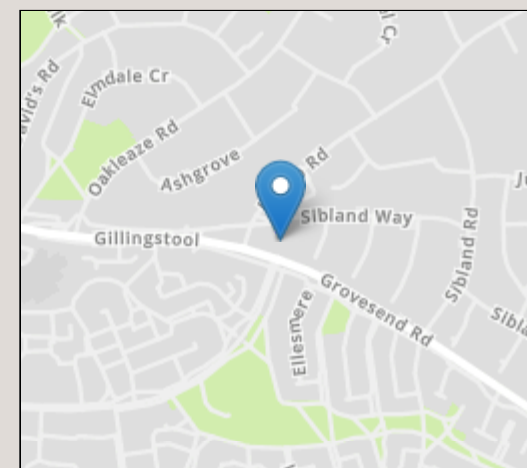
From the centre of Thornbury take Gillingstool eastwards towards the A38 at Grovesend. Take your third left into Knapp Road, then immediately right into Sibland Way. Cabot House will be on your right hand side.

Local Authority & Council Tax -

Tenure - Leasehold

Additional Information - Management Fees Apply

Contact & Viewing - Email: 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



