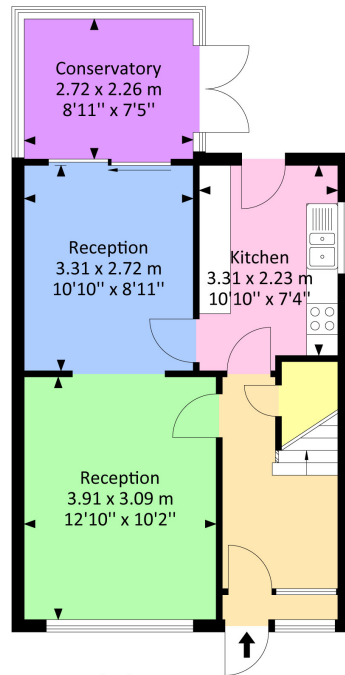
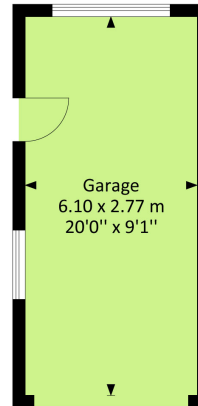




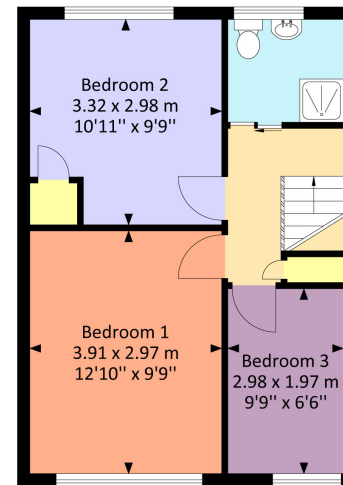
112 Oakleaze Road, Thornbury, Bristol, Gloucestershire, BS35 2LT

£325,000

112 Oakleaze Road, Thornbury,
 South Gloucestershire, BS352L
 Internal Area (Approx)
 97.40 Sq.M / 1048.0 Sq.Ft
 For identification only. Not to scale.
 Produced by Energy Plus



Ground Floor



First Floor



112 Oakleaze Road, Thornbury, Bristol, Gloucestershire BS35 2LT

This semi-detached family home offers potential in abundance, ripe for modernisation and making your own, and situated on a much loved street in the heart of Thornbury! Close to excellent primary schools, the Oakleaze road parade of shops and a short stroll to Thornbury town centre, it is not to be missed, a super find!! The property offers porch and entrance hall, spacious lounge/diner with gas fireplace and a fabulous conservatory to the rear to be enjoyed throughout all seasons. The kitchen is clean and tidy with a rear entrance. To the first floor, three bedrooms, two doubles and one single. The family shower room offers a free standing shower cubicle, wash basin and WC, again presented to a well kept standard. Externally, there are fabulous gardens to the front and back, laid mainly to lawn and an excellent size, garage and carport and a driveway to accommodate multiple vehicles. The property has been very well maintained under its current ownership. Please call today to arrange your tour. 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) which is situated close to Thornbury's Tudor Castle, a luxury hotel.

Property Highlights, Accommodation & Services

- Three Bedroom Semi Detached Family Home Located On A Sought After Residential Street In Thornbury
- Walking Distance To Excellent Primary School, Thornbury Town Centre And Oakleaze Road Parade Of Shops
- Two Double and One Single Bedroom • Spacious Lounge/Diner With Gas Fireplace • Clean And Tidy Fitted Kitchen
- Family Shower Room • Conservatory To Rear • Garage And Off Street Parking For Multiple Vehicles
- Enclosed Rear Garden With Shed And Greenhouse • Scope To Make Your Own!! No Chain!!

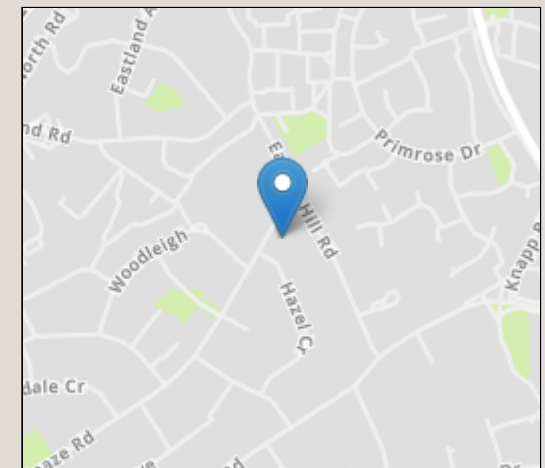
Directions

Travelling away from the centre of Thornbury along the Grovesend Road, take your third left into Oakleaze Road. Follow the road to the end and No.112 will be on your right hand side.

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

Tenure - Freehold

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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