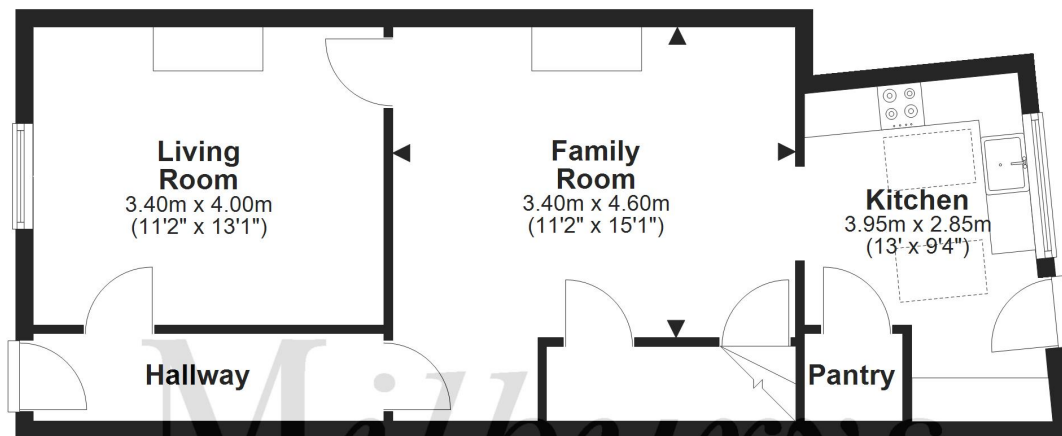


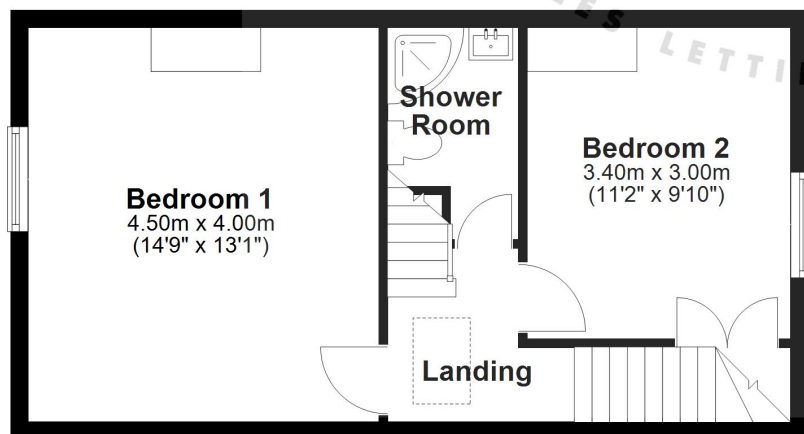
Ground Floor

Approx. 49.5 sq. metres (532.4 sq. feet)



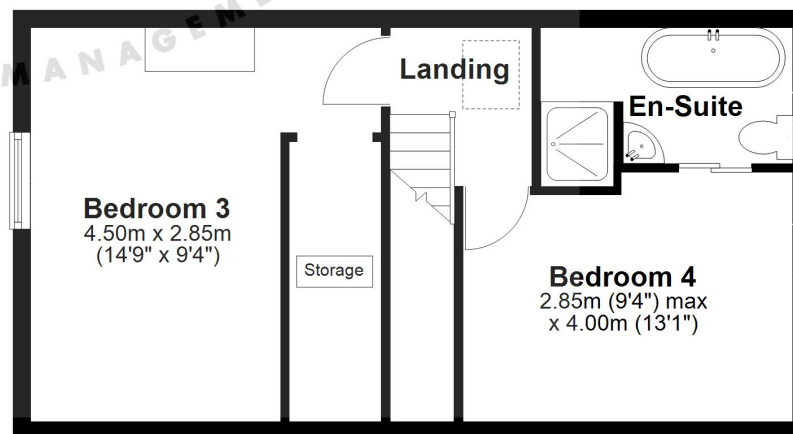
First Floor

Approx. 38.7 sq. metres (416.5 sq. feet)



Second Floor

Approx. 39.4 sq. metres (424.2 sq. feet)



Total area: approx. 127.6 sq. metres (1373.1 sq. feet)

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

34 Castle Street, Thornbury, South Gloucestershire BS35 2HZ

This lovely period townhouse has style and character in abundance, with plenty of space for everyone to spread out over three floors. It enjoys a 'central' location on Castle Street, just a gentle walk up to the High Street with all its shops, restaurants and cafes, museum and library. Not to mention the leisure centre a little further afield. Rural rambles also start almost just across the road, on out over the fields towards Kington and beyond. Moving through to the rear of the house, you step out over the paved terrace onto a lengthy lawned garden with an additional seating area at the far end - a perfect spot for the afternoon and evening sun. Ground-floor accommodation includes entrance hall, living room with wood-burner and the family room behind. This opens into the smart fitted kitchen behind which overlooks the garden. On the first-floor, the largest bedroom is at the front of the house and bedroom two is at the rear, both featuring period fireplaces. The family shower room is also on this level. At the top of the house are two further double bedrooms, one with a generous walk-in storage space and the other with an en-suite – complete with roll-top bath and shower – plus interesting views from the windows. Practical benefits include gas central heating and double glazing. The photos alone don't illustrate everything this lovely home has to offer, so if you are looking for something special, close to amenities yet with that 'country' feel – do come and look!

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 short 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) 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

- Lovely Period Townhouse
- 'Central' Location, Convenient For High Street Amenities
- Rural Rambles From Just Across The Road
- Stylish Character Accommodation Over Three Floors
- Lengthy Rear Garden With Terrace, Lawn And Shed/Store
- Four Generous Bedrooms
- En-Suite Bathroom With Roll-Top Bath And Shower
- Living Room With Wood Burner, Family Room
- Smart Fitted Kitchen Overlooking The Garden
- N.B. In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a member of Milburys.

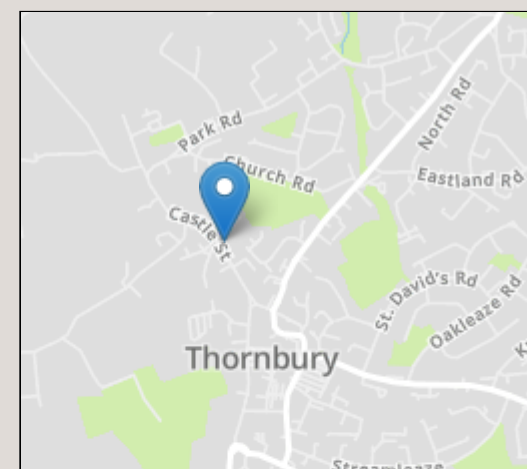
Directions

At the bottom of Thornbury High Street, the town pump marks the entrance to Castle Street. Turn in towards Thornbury Castle and follow on down the the road. Number 34 is on the right hand side, opposite the entrance to Stokefield Close. On Street Parking is restricted in favour of residents with permits, which may be applied for through the local authority.

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

Tenure - Freehold

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



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 66 | 75 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |

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