



7 Prowse Close, Thornbury, South Gloucestershire, BS35 1EG

£409,950

Ground Floor

Approx. 57.1 sq. metres (615.1 sq. feet)



First Floor

Approx. 49.7 sq. metres (535.2 sq. feet)



Total area: approx. 106.9 sq. metres (1150.4 sq. feet)

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

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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 has a number of primary and junior schools, plus The Castle secondary school (www.thecastleschool.org.uk) on the edge of open countryside close to Thornbury's Tudor Castle, now a luxury hotel.

Property Highlights, Accommodation & Services

- Modern Town House on Sought After Development
- Level Walking Distance To High Street Amenities And The Popular Streamside Walk
- Dual Aspect Lounge/Dining Room With Access To Double Glazed Conservatory, Feature Fireplace
- Fitted Kitchen/Breakfast Room With Integrated Appliances • Principal Bedroom With En-Suite Shower Room
- Three Further Bedrooms And Family Bathroom With Shower Over Bath • Single Garage And Off-Street Parking
- Well Presented Rear Garden With Pedestrian Gate To Garage • Ground Floor Cloakroom, Gas Central Heating And Double Glazing
- No Onward Chain!

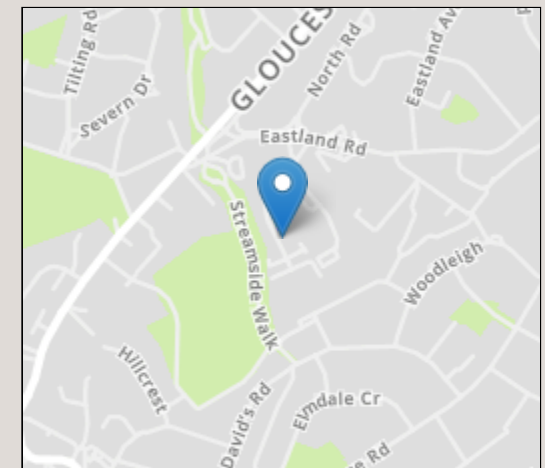
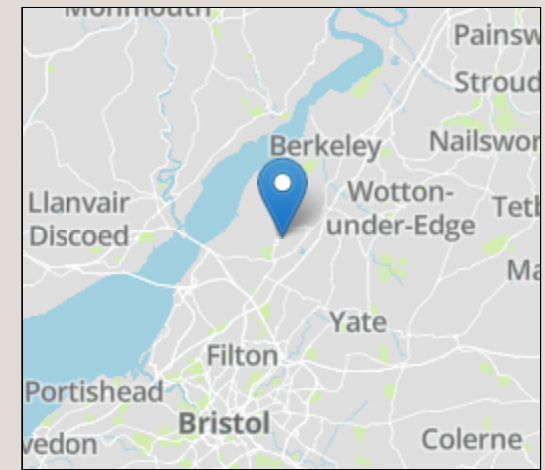
Directions

From the bottom of Thornbury High Street bear left at the mini roundabout onto Gloucester Road. Take the first right just after the zebra crossing into Eastland Road, then next right into Prowse Close. No.7 is towards the top on the left hand side.

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

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		
(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	83

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